



Marshfield Barn

HINXWORTH



Carter Jonas

**MARSHFIELD BARN
HINXWORTH ROAD
HINXWORTH
BALDOCK
SG7 5HB**

An agricultural barn with prior consent in an idyllic rural setting.

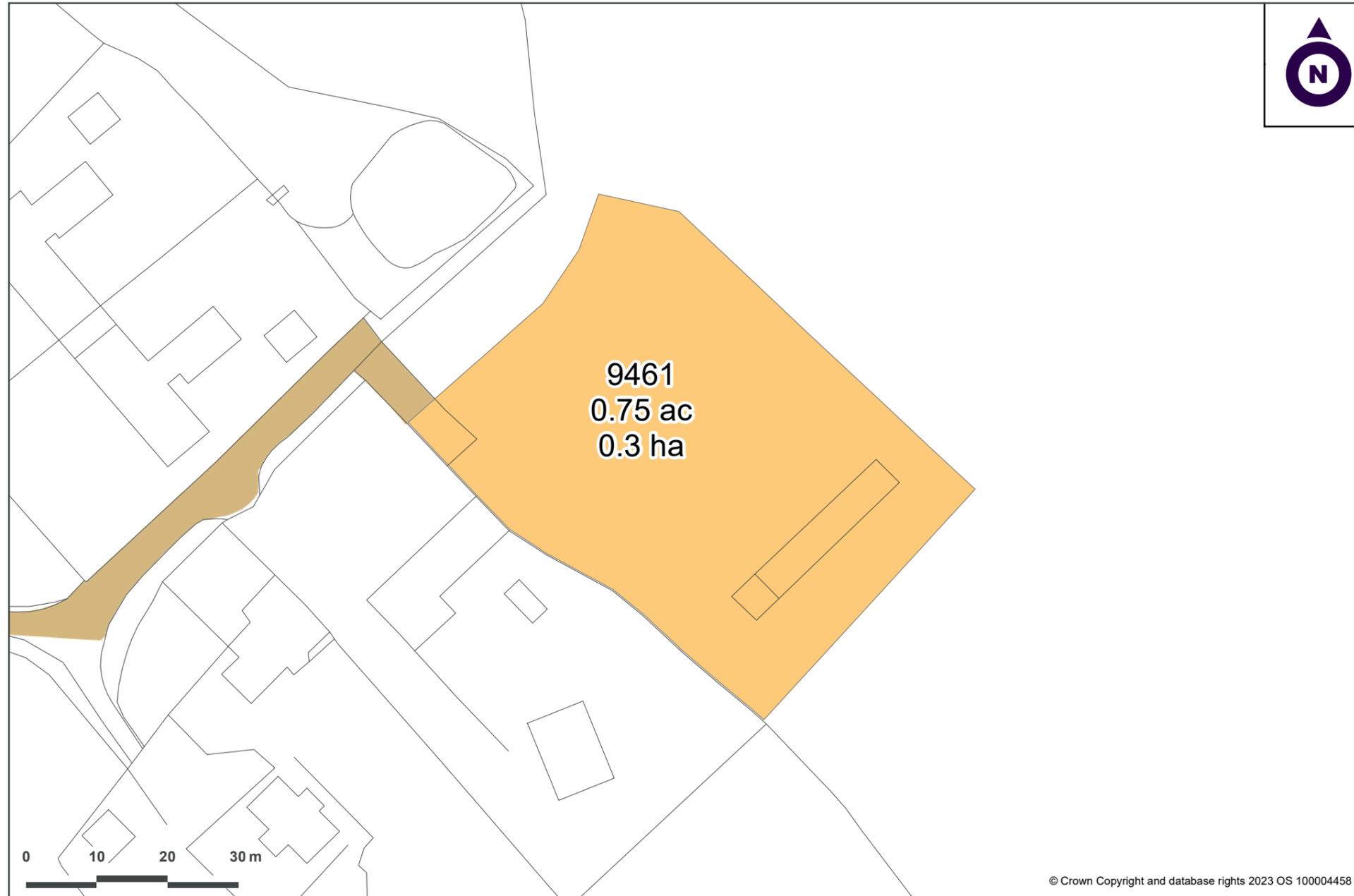
The property comprises a generous plot of arable land including a 6 bay, traditional, open fronted mono-pitch timber framed barn with timber cladding on three sides.

The barn measures approximately 1,500 sq. ft and has reasonably low eaves. The property has the benefit of a Class Q Prior Notification for the change of use from agricultural to a 2 bedroom residential dwelling (Class C3 Use) along with the creation of amenity space and parking. Details of the application are found under planning Ref. No:22/00547/PNQ (North Hertfordshire Council).

Access to the property is gained along a lane off the Hinxworth Road and a public footpath follows the south western boundary from north to south; the land will be included in the sale.

For sale by private treaty as a whole.

In all about 0.75 acres 0.3 ha.



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LOCATION

The property is located in rural North Hertfordshire and is situated outside of the greenbelt. Hinxworth is a village and civil parish in North Hertfordshire, and sits just off the A1 between Baldock and Biggleswade. The village has a village hall, a park, a pub, a small church, a bus stop and a post box.

The subject property is relatively private, being approximately 1.25 miles away from the A1, which provides strong vehicular connections south to Stevenage (approximately 10 miles), taking c. 20 minutes to travel by car and Biggleswade (approximately 5 miles), taking c. 10 minutes to travel to by car, with both settlements benefitting from strong public transport links into Central London.

PLANNING

Details of the application are found under planning Ref. No:22/00547/PNQ (North Hertfordshire Council). The application enables development but retains similar character and appearance to the existing barn. For the avoidance of doubt there are no planning conditions or CIL payments associated with the implementation of the current prior consent, which is to be implemented within three years from 14th April 2022.

Details of the prior notification are available from the selling agent upon request.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

TENURE & POSSESSION

The property is sold freehold with vacant possession available upon completion.

DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone (NVZ) and is located outside of the Greenbelt and conservation area.

SERVICES

The property is not connected to water or an electrical supply.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

A public footpath follows the south western boundary from north to south that will be included in the sale.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

The mineral, sporting and timber rights are included in the sale of the freehold in so far as they are owned.

LOCAL AUTHORITIES

North Herts Council
<https://www.north-herts.gov.uk/>

VIEWINGS

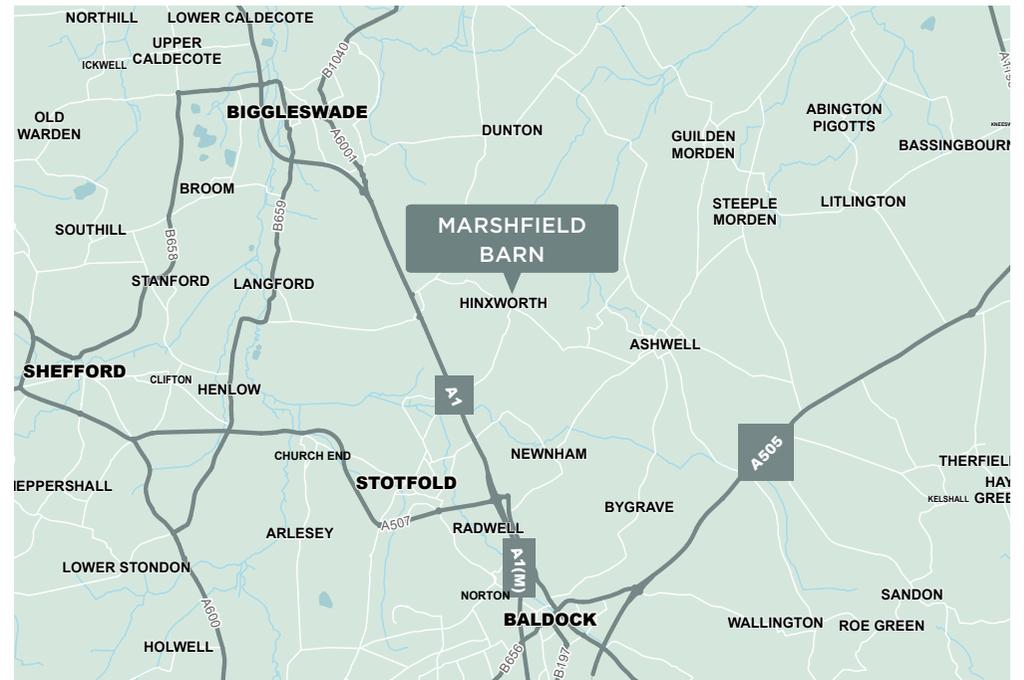
All viewings are by appointment by contacting the sole selling agents Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE.

DIRECTIONS

From Stevenage, get on A1(M) from Fairlands Way/A1155, merge onto the A1 and continue on the A1 northbound for 11.5 miles and then take the exit towards Langford/Edworth/Hinxworth. At the roundabout, take the 2nd exit and merge back onto the A1 southbound for 1.3 miles before taking a left turning off the A1 towards Hinxworth. Follow the road for 1 miles and then take a right turning down a shared single track road. The subject property can be found in the field entrance at the end of the road.



/// wallet.immunity.ribcage



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IMPORTANT INFORMATION

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