



Birch Farm

Broxbourne, EN10 7QA

Birch Farm, White Stubbs Lane, Broxbourne, EN10 7QA

**** Substantial Plot with Planning Consent for a Five Bedroom Detached House of 5,500 sqft ****

Birch Farm presents a rare opportunity to create a bespoke home of 5,500 sqft on an exceptional plot extending to approximately 3.5 acres. Beautifully positioned on the western side of White Stubbs Lane, in a peaceful and highly private setting, the site enjoys stunning south-facing views across open countryside towards the London skyline.

Planning permission has been granted for an impressive contemporary residence comprising five bedrooms and five bathrooms, with accommodation arranged over two floors. Consent also includes a detached garage and a solar array installation. Full details are available via the East Herts planning portal under reference 3/22/1819/FUL.

Accessed via a private driveway serving just four other individual homes, Birch Farm offers both exclusivity and privacy. Electric gates open onto the property, which occupies the final position along the drive. The grounds are predominantly laid to lawn and currently include a detached cabin occupying the footprint of the proposed new residence, which is to be demolished. In addition, there is an existing storage barn with planning consent granted for a bespoke enclosed storage barn to be repositioned further from the proposed house within the adjoining field. Further information can be found under East Herts planning reference 3/24/0563/FUL.

The setting of Birch Farm is one of its defining features, offering a peaceful countryside environment with a wonderful sense of seclusion, while combining rural living with excellent connectivity. Broxbourne Station is just two and a half miles away, providing direct services to London Liverpool Street in approximately 30 minutes.

The surrounding area offers an abundance of leisure and outdoor amenities, including several renowned golf courses, extensive footpaths and bridleways, and immediate access to Broxbourne Woods, Hertfordshire's only National Nature Reserve and a designated Special Area of Conservation of European significance. The woods support an exceptional range of wildlife, including notable species such as the Purple Emperor butterfly and the recently returned Woodcock.

Enjoying a tranquil and idyllic setting, Birch Farm provides a rare balance of privacy, natural beauty and accessibility, making it an exceptional opportunity to create a landmark home in one of East Hertfordshire's most desirable semi-rural locations.

Council Tax: E | Local Authority: East Hertfordshire | Tenure: Land

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.













North Elevation (excluding garage)



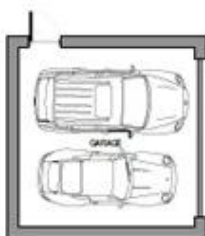
South Elevation



East Elevation



West Elevation



1 PROPOSED GROUND FLOOR PLAN
Scale 1:100



2 PROPOSED FIRST FLOOR PLAN
Scale 1:100

DISCLAIMER NOTE:

1. THIS DRAWING IS COPYRIGHT.
2. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE.
3. FINISHED DIMENSIONS ARE TO BE USED IN PREFERENCE TO SCALE DIMENSIONS.
4. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE DRAWING.
5. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS TO PARTY WALL ACT 1996 PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR TO OBTAIN A MANAGEMENT REGULATION DUTY.
7. ALL WORKING MUST BE DONE WITH THIS PROJECT AS PART OF A LAMP BUT NOT BEYOND THE EXISTING FLOOR LEVEL. THE EXISTING CONSTRUCTION, IN A CONSTRUCTION AND OTHER DIMENSIONS ARE HEREBY ADVISED AND/OR ADVISED OF THEIR CONSTRUCTION UNDER HEALTH & SAFETY REGULATION IN GENERAL AND IN PARTICULAR AS TO THE CONSTRUCTION FROM A MANAGEMENT REGULATION DUTY AND ANY SUBSEQUENT IMPROVEMENTS THAT MAY BE REQUIRED FROM TIME TO TIME.
8. ALL CONCEPTS TO BE USED IN DEVELOPING THE DESIGN OF THE WORKS, THE HEALTH & SAFETY OF THE BUILDING AND THE USES OF THE CONSTRUCTION HAVE BEEN CONSIDERED IN ACCORDANCE WITH THE ABOVE REGULATIONS AND DECLARED THAT ALL RESPONSIBILITIES HAVE BEEN MADE TO USE THIS CONSTRUCTION AND THE USE OF THE INFORMATION WILL BE WITHOUT ANY LIABILITY TO THE DESIGNER OF THE WORKS AND THE CONSTRUCTION AND USE OF A BUILDING OF THE TIME AND DATE.

SCALE 1:50 0 0.5 1 1.5 2 2.5 3 3.5 4m
SCALE 1:100 0 1 2 3 4 5 6 7 8m
SCALE 1:200 0 2 4 6 8 10 12 14 16m

SOLE CONCEPTS
ARCHITECTURAL
STRUCTURAL
& DESIGN

FIRST FLOOR
94-96 HIGH STREET
HODDESDON
HESKETHOROUGH
EN11 8JD
01992 339500
info@soleconcepts.co.uk
www.soleconcepts.co.uk

PROJECT
VARIATION OF CONDITION 2

OWNER TITLE
PROPOSED GROUND
AND FIRST FLOOR PLANS

DATE
OCT '25

DRAWN BY
MS BN

CHECKED
[]

SCALE
1:100

PROJECT NO.
A2

PROJECT NO.
4025

DATE
[]

OWNER NO.
4025-25A2-301

REVISION
[]



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