



Lower Green Farm

Hitchin, Hertfordshire

Carter Jonas



# Lower Green Farm Ickleford Hitchin Hertfordshire SG5 3TW

**Equestrian / smallholding  
investment opportunity  
situated in a well-connected  
part of Hertfordshire.**

A rare marketing offering to purchase a Grade II Listed 16th Century farmhouse, with an array of traditional outbuildings and extensive equestrian facilities. The Property requires complete refurbishment throughout in order to be restored to habitable condition.

In all extending to 10.49 acres (4.25 ha).

For sale by private treaty as a whole.



**Carter Jonas**



## Property

Lower Green Farm extends to approximately 10.49 acres (4.25 ha), comprising a 16th Century Grade II Listed three-bedroom farmhouse immediately adjacent and perpendicular to an attractive Grade II Listed traditional timber-framed and clad agricultural building, part of which has been converted to a studio flat (see Planning section of these marketing particulars). In addition, there is a farmyard with an extensive range of stables, outbuildings and manège, providing a tailor-made equestrian facility. The paddocks at Lower Green Farm extend to approximately 8 acres (3.24 ha). Lower Green Farmhouse, the buildings and yard all require complete refurbishment throughout.

## Location

Lower Green Farm is located at the northern edge of the village of Lower Green, near to the village of Ickleford in North Hertfordshire, just 3 miles to the north of Hitchin and 3.5 miles west of Letchworth Garden City.

## Farmhouse

Lower Green Farmhouse is Grade II Listed with three-bedrooms and extends to approximately 2,039 sq ft (189 sqm). The design of the Property offers plenty of scope for internal reconfiguration to enhance the use of the available space, Subject to Planning Permission (STPP). The specification of the farmhouse is traditional and would lend itself to modernisation from an incoming purchaser.

The ground floor extends to a kitchen, cloakroom and three reception rooms. The first-floor includes a family bathroom (accessible through the principal bedroom) and two large bedrooms, in addition a corridor room between the landing and second bedroom.

We understand that a building survey undertaken approximately 5 years ago identified a number of defects to the Property, including areas of damp and the roof requiring replacement. The Property requires complete refurbishment throughout in order to be restored to habitable condition.

To the north of Lower Green Farmhouse are mature gardens, extending to approximately 0.7 acres (0.28 ha) with herbaceous borders, shrubs, trees and a historic moat.



### Outbuildings & Farmyard

Immediately adjacent and perpendicular to Lower Green Farmhouse is an attractive Grade II Listed traditional timber-framed and clad agricultural barn, part of which has been converted to a studio flat (without planning permission).

Within the farmyard, and immediately adjacent to Lower Green Farmhouse, are 27 stables situated within a range of traditional

stable buildings and a pole barn. The covered space extends to a Gross External Area (GEA) of approximately 9,912 sq ft (921 sqm).

Situated south-east of the farmyard is a 40 x 20 m equestrian manège.

### Grazing Land

The permanent pasture at Lower Green Farm extends to approximately 8 acres (3.24 ha) and is divided into four paddocks. This grazing land is situated to the north and east of the farmstead, bordered by the River Purwell on the eastern side. In all, the Property extends to approximately 10.49 acres (4.25 ha).

# Floor plan

Lower Green Farm Ickleford  
Hitchin  
Hertfordshire  
SG5 3TW

**Main House:**  
2,039 sq ft / 189 sq m

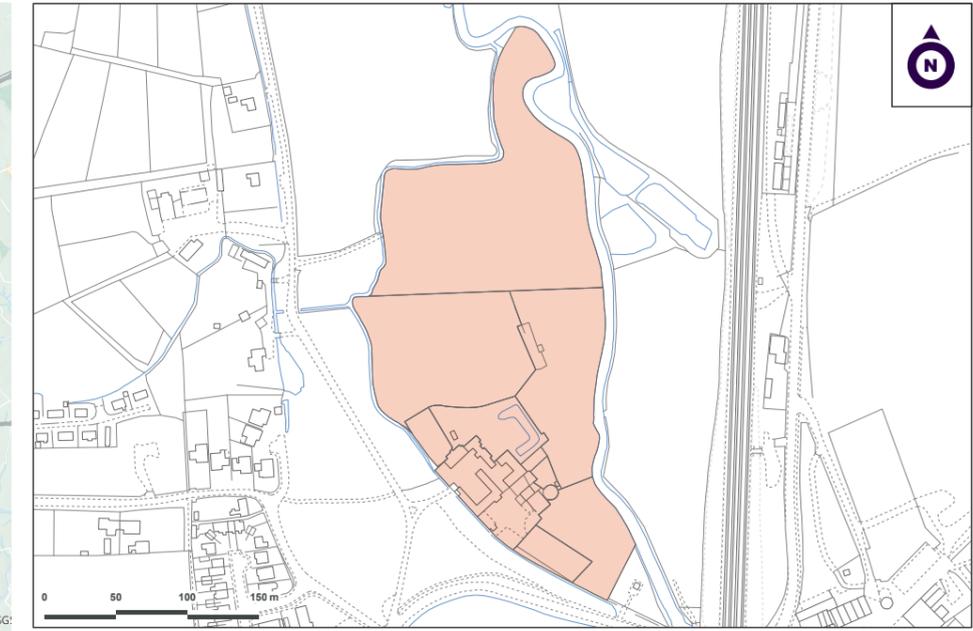
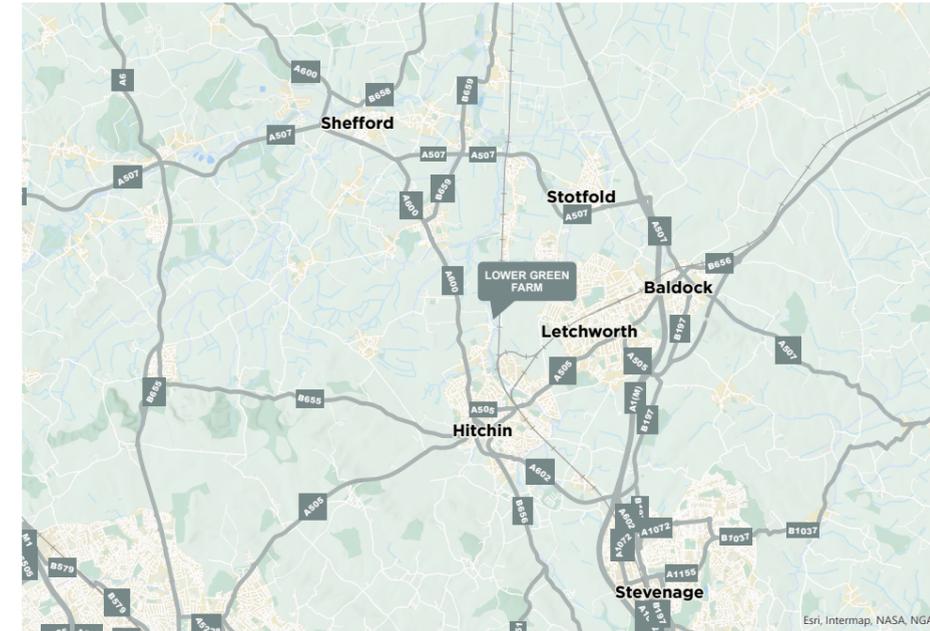
**Stables:**  
8,178 sq ft / 760 sq m

**Outbuilding:**  
1,734 sq ft / 161 sq m

**Total:**  
11,951 sq ft / 1,110 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Method of Sale

For sale by private treaty as a whole.

## Tenure & Possession

Vacant Possession will be achieved upon completion of the sale.

## Access

Lower Green Farm is accessed off Arlesey Road via a single track 'highway maintainable' road passing over Lower Green Common, which is designated as Common Land. We understand that the Purchaser will be responsible for maintenance of the access track, with a Caution registered over this roadway favouring Hertfordshire County Council.

The northernmost paddock benefits from a secondary access across Ickleford Common.

## Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions and Listed Building Consent.

Retrospective planning consent is being applied for at the studio flat situated in the Grade II Listed barn. Further information is available upon request.

## Designations

Lower Green Farmhouse and the adjacent barn are each separately Grade II Listed.

## Services

Lower Green Farmhouse benefits from mains water and electricity supplies, with drainage provided via a private system. Any services to the paddocks are to be achieved via the farmstead.

## Sporting, Timber & Mineral Rights

To be included in the sale.

## Wayleaves, Easements, Covenants & Rights of Way

The Property is to be sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, whether or not disclosed.

Lower Green Farm is being sold subject to a restrictive covenant limiting there being no more than one primary dwelling-house located at the Property.

## Health & Safety

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

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

## EPC Rating

Lower Green Farmhouse: G(14).

## Local Authority

North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
SG6 3JF  
01462 474000

## Viewings

Viewings are to be by appointment only, arranged through the selling Agent.

## Directions

Heading north on Arlesey Road from Ickleford village, take the first turning on the left-hand-side immediately after Snailswell Lane. Continue for 100 yards, before turning right onto the driveway leading towards Lower Green Farm.



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## Important Information

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