

High Cross Pig & Poultry Farm
Ermine Street
High Cross, Ware
Hertfordshire
SG11 1EN



8.5 Acres For Sale

The red line marks the outer boundary of the land for sale, known as The Old Pig & Poultry, being land on the west side of Ermine Street, Thundridge, Ware



For Sale:

A rare opportunity to acquire 8.5 acres on the eastern edge of Hertfordshire. The land is conveniently positioned between the A1(M) and the M11. The existing buildings present an opportunity for alternative uses, subject to the necessary change of use and planning permissions. With growing demand for private equestrian facilities, yards, commercial space and innovative redevelopment concepts, this land offers genuine flexibility for developers, investors, and owner-occupiers alike with gated access directly onto the main road.

Potential:

We believe the land offers significant potential for alternative uses, subject to obtaining the necessary consents and planning permission. Its convenient location, within easy reach of Ware, Buntingford and Stevenage, presents a range of opportunities. Subject to the relevant planning approvals, the site could potentially accommodate an equestrian facility with stables and yard space, or be redeveloped for commercial or residential purposes.

The land also contains a number of disused structures that were originally used for aviation purposes, before being relocated to house pigs and poultry whilst operating as a farm.

Site Information:

The land does not fall within the Green Belt nor within a designated Area of Outstanding Natural Beauty (AONB), which may offer greater scope for alternative uses, subject to securing the appropriate planning permissions and statutory consents.

Prospective purchasers should rely on their own enquiries and undertake full due diligence in respect of planning status, permitted and alternative uses, services, access arrangements, environmental matters and any other constraints that may affect the property. Independent professional advice from planning consultants, surveyors, and legal advisers is strongly recommended.

The information provided is given in good faith for guidance purposes only and should not be relied upon as statements or representations of fact. By submitting an offer, purchasers will be deemed to have satisfied themselves as to all matters relating to the property, including any restrictions, covenants, easements, or other encumbrances that may apply.

The land is accessed off Ermine Street, with a private gated entrance from the main road. Ermine Street runs parallel to the A10 for swift connections to the larger towns of Ware and Buntingford





The images below illustrate the scale of the existing buildings currently situated on the land. Their combined footprint may present opportunities for alternative uses, subject to a successful planning application



The buildings were previously used to house pigs and poultry



Colliers End, Ware

Nestled just outside Ware, Colliers End offers a perfect blend of countryside living and modern convenience. The A10 runs parallel with Ermine Street for access to London and Cambridge.

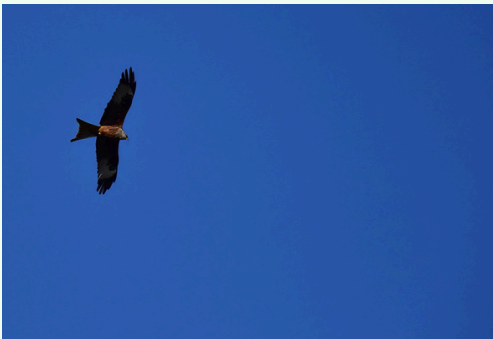
Surrounded by rolling hills, woodlands, and scenic walking routes, the area is ideal for families, commuters, and those seeking a relaxed lifestyle.

A beautiful semi rural location with convenient local towns benefits with local shops, amenities, and leisure facilities close at hand.

For commuters, excellent transport links make travel straightforward. Ware railway station is just a short drive away, providing regular services to London in around 45 minutes, while the nearby A10 and A120 give easy access to the M25 and wider national motorway network.

The area is highly regarded for its outstanding schools, attracting families seeking quality education.

Local sports and leisure opportunities abound, from equestrian centres and golf courses to tennis and community clubs, making Colliers End a vibrant and welcoming place to call home.



Ware train station is on the Hertford East branch line with a train service into London Liverpool Street taking approximately 45 minutes

Rail Connections

- Ware Station – 4.4m see timetables by visiting– <https://www.nationalrail.co.uk/stations/ware-herts/>
- Watton-At-Stone Station – 7.2m
- Hertford East Station – 6.9m

Bus Connections

The closest bus stops are on the route 331 which is a service that runs between Hertford and Buntingford.

Local school service between Standon & Puckeridge to Buntingford.

By Road

The property lies just moments from the A120, offering swift east–west access towards Bishop’s Stortford and the M11, as well as Ware and Hertford.

The nearby A10 further enhances connectivity, providing a direct dual carriageway route south to central London and north towards Cambridge, while linking seamlessly with the wider national motorway network, including the M25.

These routes make the location exceptionally well positioned for commuters, businesses and anyone requiring convenient regional and national travel.

Airports

Distances taken from google maps.

- London Stansted (STN) – 16 miles
- London Luton (LTN) – 27 miles
- London Heathrow (LHR) – 53 miles

A wide range of educational opportunities make Ware and the surrounding area an appealing location for families. There are an excellent selection of good and outstanding ofsted rating schools



Independent Schools

Haileybury

Co-educational independent day and boarding school for ages 11–18, with preparatory provision.

St Edmund's College

Co-educational Catholic independent school offering education from Prep through Sixth Form in a beautiful rural campus setting.

Secondary Schools

The Chauncy School
Presdales School
Simon Balle School
The Sele School

Primary Schools

Priors Wood Primary School
Puller Memorial CofE
Morgans Primary School
Christ Church CofE Primary School
Little Munden C of E Primary School
Thundridge Primary School

For further information on local schools and education, visit Hertfordshire Councils schools and learning page.

<https://www.hertfordshire.gov.uk/services/Schools>

Services

We are advised by the sellers that there is a water supply to the land. It is the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

VAT

We understand that the land is not elected for value added tax (VAT). In situations where a sale of any part or right attached to it becomes chargeable for VAT, the responsibility for paying the tax falls to the purchaser.

Title & Tenure

The land and property being sold is a Freehold title.

HMLR Title Numbers

HD491755

Viewings

The land may be inspected strictly by appointment only. Please contact the sales team at Rybull Group.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements. This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements. You will also be required to provide Rybull Group with the source and proof of funds.

Method Of Sale

Rybull Group are instructed to place the land to market by way of informal tender.

Our clients will entertain, subject to planning, option, promotion and unconditional offers for the land. Upon entering into any subject to planning, option or promotion agreement, fees will apply (payable by the purchaser) to both the landowner and the selling agent.

As sole agents, all offers, and interest should be directed to the sales team at Rybull Group: sales@rybull.co.uk

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

Local Authority

East Hertfordshire Council Website – <https://www.eastherts.gov.uk/>

Boundaries, Plans, Distances & Areas

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only.

Interested parties are reminded that the land is sold in accordance with the Land Registry Title plans and contract plans, therefore a purchaser must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process. If you are unsure, please take the advice of your own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified information within these details are given for guidance purposes only and without responsibility. Purchasers should not rely upon the information as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Health & Safety

All viewings are strictly by appointment only.

This property includes land, outbuildings and areas of uneven rural terrain. Prospective purchasers are advised to take particular care at all times during viewings.

Ground conditions may be uneven, muddy or slippery depending on the weather. There may be trip hazards, open ditches, fencing, livestock, machinery, low beams and other features typical of a rural environment. Appropriate footwear should be worn and children must be closely supervised at all times.

Unless accompanied by the Agent or given specific permission, viewers should await the arrival of a member of Rybull Group to arrive.

Prospective purchasers must have full regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident, injury, loss or damage sustained whilst on the property.

About Rybull Group

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with landowners across the South of England to guide them through to the sale of land, farms, small holdings and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources, and commitment to ensuring the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale.

Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.



Chris Ryall
Director



Ian Bullimore
Director



Felix Margrave
Assistant



Rob Lees
Associate

Get In Touch

For further information or to arrange a site inspection, please contact a member of our sales team.

Email: sales@rybull.co.uk

Landline: +44 (0) 1923 549 153

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

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