

# A courtyard of four single-storey barns for conversion

Rawreth Hall Barns, Rawreth Lane, Rawreth, Wickford, Essex

Excess of £475,000 Freehold



- Curtilage listed Essex Barns for conversion into 4 single-storey units
- Planning permission granted
- Adjacent to historic country house
- Site size about 0.67 acres
- Good access to major road & rail links

## Local Information

Battlesbridge railway station: 1.9 miles; Rayleigh: 2.8 miles (rail service to London); Wickford: 4.3 miles (rail service to London); A130/A127 junction: 2.6 miles. All mileages approximate.

## Description

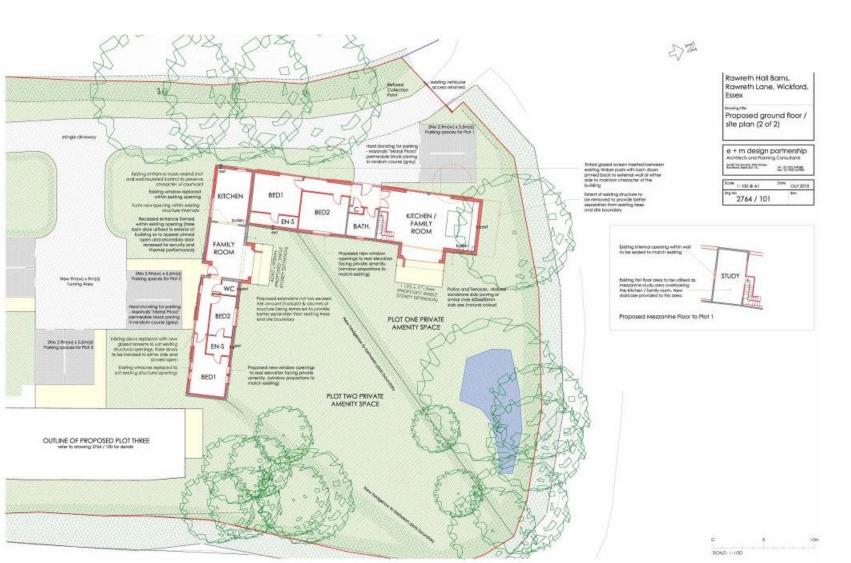
The barns are situated in a private enclosure adjacent to the historic Rawreth Hall and a Grade II listed Essex barn. These former farm buildings are believed to have been erected in the late 1800s, single-storey and roofed in slate or corrugated iron. The barns are approached over an unmade farm drive which is shared with Rawreth Hall and is partly owned by the adjoining farm, which also has access to neighbouring farm buildings and the surrounding farmland.

Planning permission and listed buildings consent was granted in 2020 providing for four predominantly single-storey properties. The proposed sizes of each unit are as follows:

Plot 1 - 133 sq m (1,410 sq ft) Plot 2 - 91 sq m (979 sq ft) Plot 3 - 152 sq m (1,636 sq ft) Plot 4 - 108 sq m (1,162 sq ft)

Plots 1 and 2 enjoy the largest plots and each of the properties have two parking spaces.

Planning permission was granted by Rochford District Council under planning number 18/00658/FUL on 11th March 2020 and listed buildings consent



Plots 1 & 2

under planning number 18/00659/LBC granted on 18th June 2020. The following reports can be found on the Council's website:

- Eco-survey
- Tree report
- Bat survey
- Heritage statement

#### Services

It will be the responsibility of the purchaser to install private drainage and connect power and water to the barns.

Please note that the planning application includes two adjoining barns converted from a substantial detached Essex barn and this is not part of the sale as the owners of Rawreth Hall would like to retain this building.

Wayleaves, easements and rights of way: The barns are sold subject to the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

The drive from Rawreth Lane to the barns and Rawreth Hall is partly owned by a third party and we understand that there is a right of access over this lane, for the benefit of Rawreth Hall and the adjoining barns.

Rights of access will be reserved along the part of the lane to be owned by the development and the western edge of the development site for foot and vehicular access for the benefit of Rawreth Hall and the adjoining Essex barn, either converted or unconverted.

## Viewing

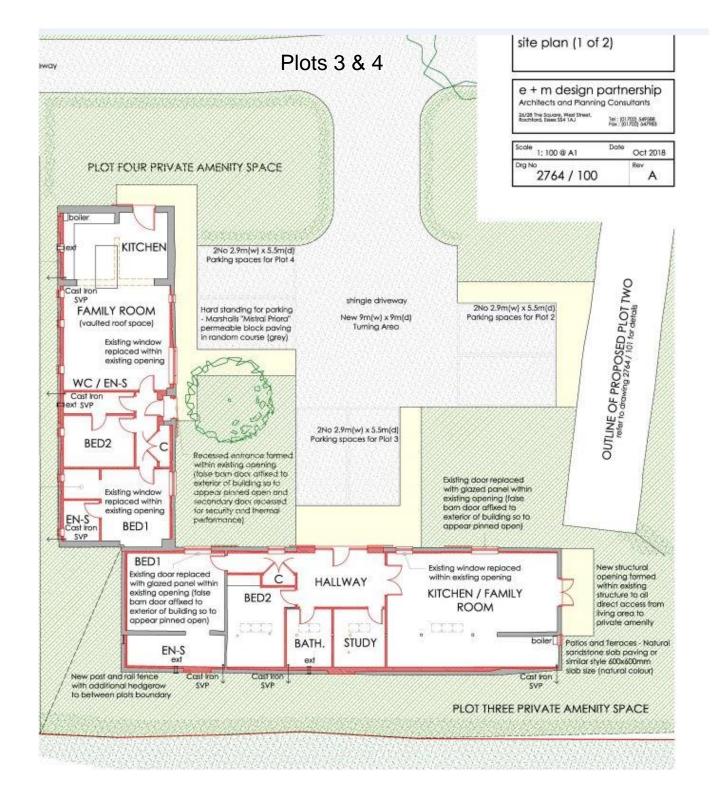
To be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for injury or accident at the site. Viewers visit the site at their own risk.

## Method of sale

The development opportunity is being marketed by private treaty. In submitting offers parties should provide sufficient information to allow the vendor to assess the competence in developing these properties and it would therefore be helpful if the purchasers could provide details of other development opportunities they have been involved in.

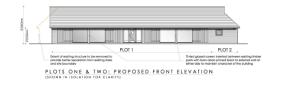
## Directions

From the A130 junction with Wickford join the A1245 and turn left at Rawreth traffic lights into Rawreth Lane. The entrance to the barns is approximately half a mile along this road on the right-hand side. Proceed up the track bearing left to a second gate which leads into the barns.













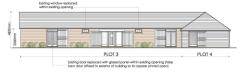
OnTheMarket.com

Mr & Mrs Matthews

No. 10700 Access

Oct 2018





PLOTS THREE & FOUR: PROPOSED FRONT ELEVATION



PLOTS THREE & FOUR: PROPOSED REAR ELEVATION

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