



A courtyard of four single-storey barns for conversion

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

Excess of £475,000 Freehold



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

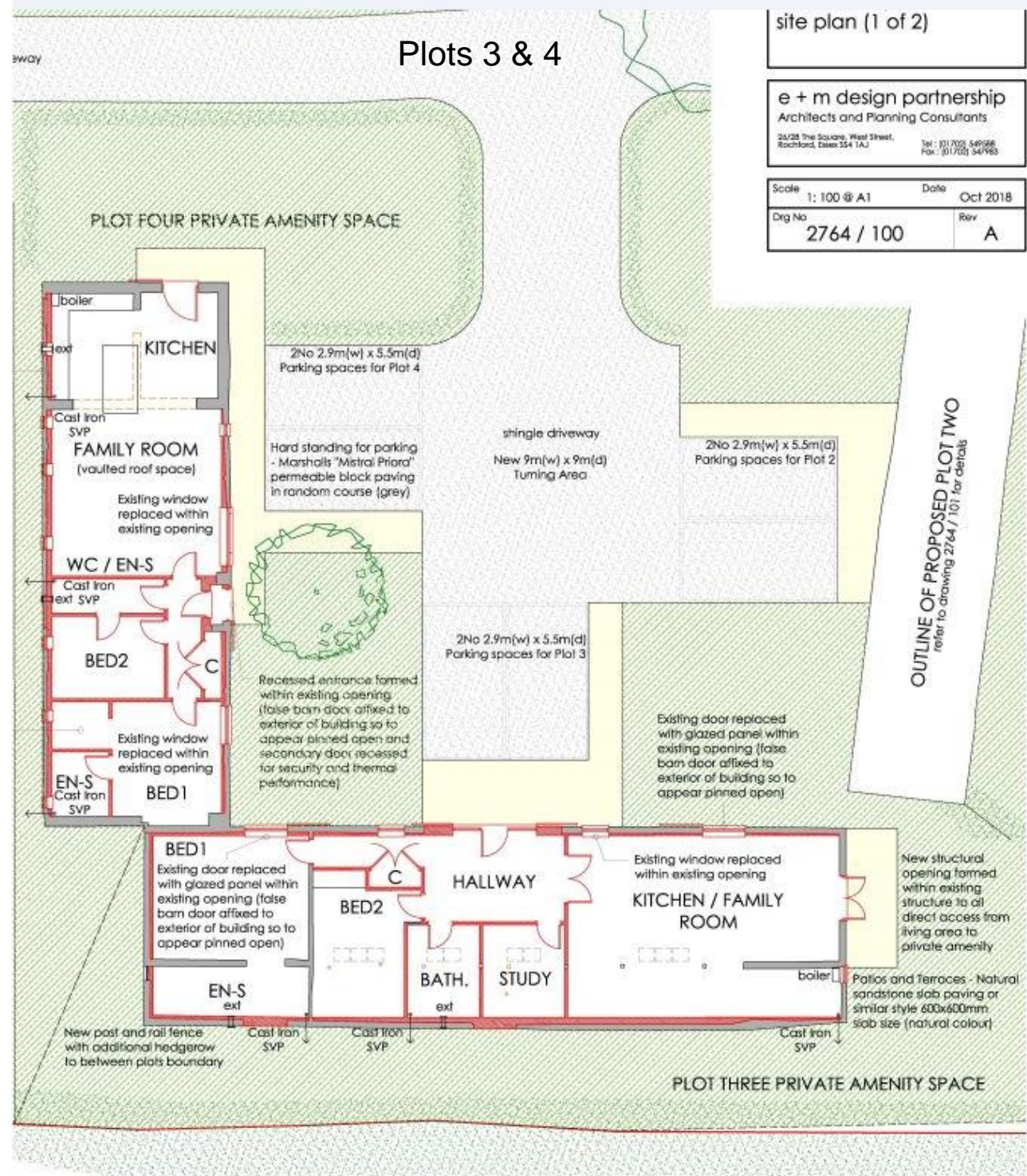
To be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for injury or accident at the site. Viewers visit the site at their own risk.

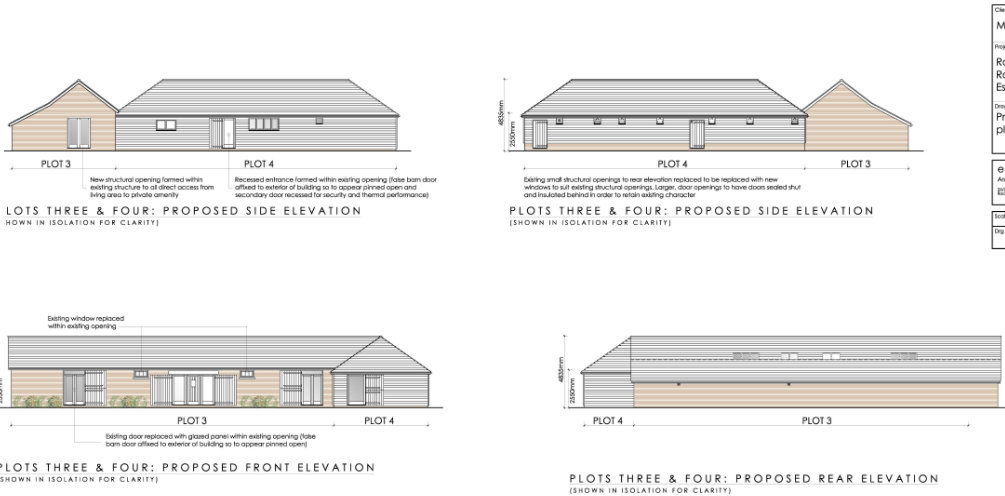
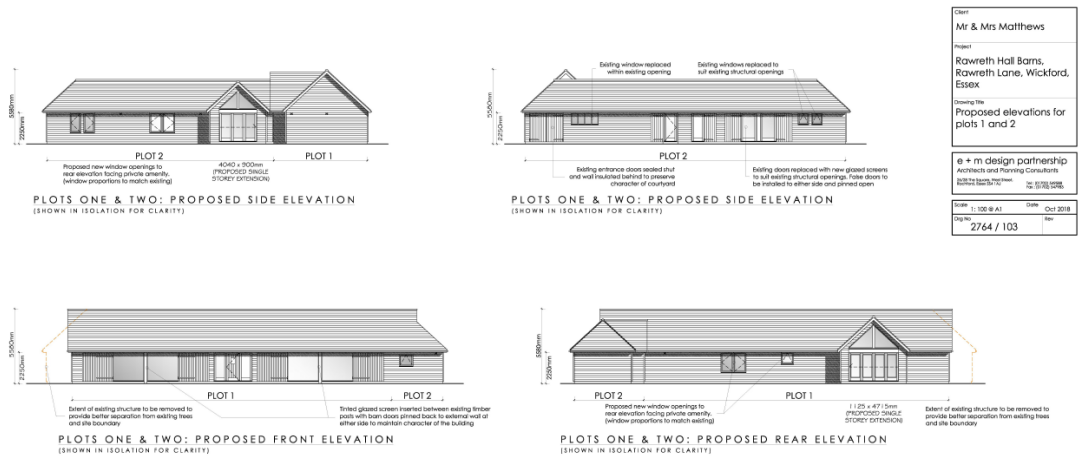
Method of sale

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.





Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200917SAW

