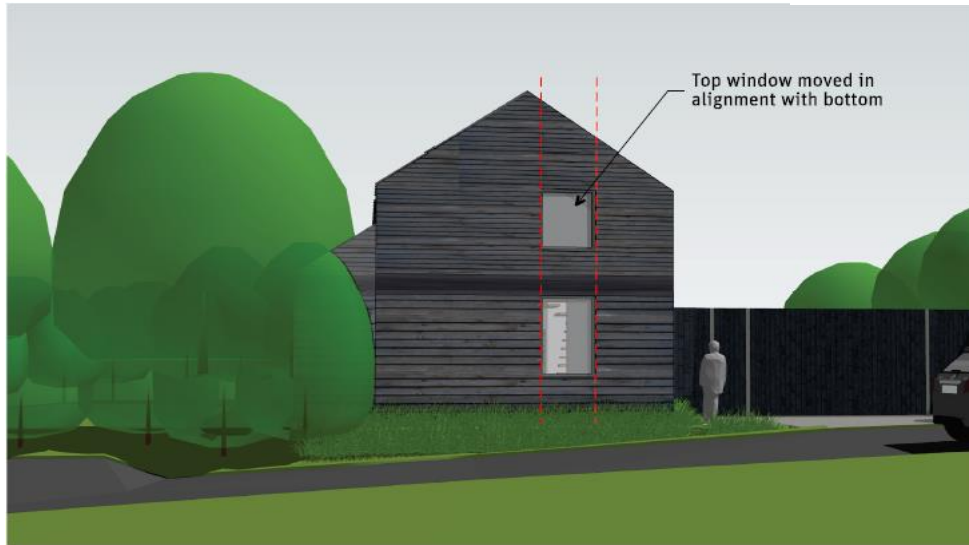


Computer generated



**A** VIEW FROM BELL LANE  
3D VIEW



**B** AERIAL VIEW FROM REAR GARDEN  
3D VIEW



**C** SOUTH ELEVATION FROM BELL COTTAGE  
3D VIEW



**D** WEST ELEVATION FROM REAR GARDEN  
3D VIEW

**General Notes:**  
1. All dimensions are to the face unless otherwise stated.  
2. Drawings are for information only and do not constitute a contract.  
3. Drawings are to be used in conjunction with all other relevant information and cannot be used in isolation.  
4. No liability is accepted for any errors or omissions in the drawings or for any use of the drawings without the prior written consent of the architect.

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Drawing Status: **PLANNING**

Project:  
**Bell Cottage Barn**  
Drawing Title:  
**Proposed 3D-Views**

Job no.	drawing no.	revision	stage
761	E_2050	00	3
scale	size	drawn	date
		MC	March 2022

# A single building plot in a beautiful countryside setting

Land at Bell Cottage, Bell Lane, Great Bardfield, Braintree, Essex, CM7

Guide £375,000 Freehold





Site with outline planning permission • Development of approx 0.24 acre • Exciting opportunity to create a family home • Non-estate location • Planning granted under ref 21/03331/FUL

### Local Information

Thaxted: 4.5 miles; Braintree: 10 miles; Great Dunmow: 12 miles; Chelmsford: 19 miles; Cambridge: 25 miles. All distances approximate.

The site occupies a wonderful country lane setting to the north west of Bell Cottage within close proximity to the village of Great Bardfield. The village has a very active community along with a Co-op/post office and public houses, as well as Great Bardfield Primary School. The village offers a network of footpaths and bridleways over miles of open countryside. There are excellent schools within the area, both in the public and private sector, notably at Felsted and Bishop's Stortford, with King Edward VI Grammar School and the County High School for Girls at Chelmsford.

The rural market towns of Thaxted, Saffron Walden and Great Dunmow provide all the local amenities with good access to Chelmsford, Colchester and Cambridge.

An approximate 0.24 acre parcel of land with full planning permission for a 3 bedroom, eco-friendly, two-storey detached house and associated outbuilding. The site occupies a country lane setting close to the popular village of Great Bardfield. Permission was granted by Braintree District Council in April 2022 under application number 21/03331/FUL.

The site comprises a detached timber framed barn which will be removed and replaced with an approximate 100sqm. (1345 sq ft) detached house including two first floor bedrooms and a bathroom.

On the ground floor there is a further bedroom with en suite facilities and open design reception, dining and kitchen space.

### Outside

The site has shared access with Bell Cottage with private parking to the left hand side of the drive. The garden is to the west of the proposed dwelling with the outbuilding to be positioned to the north western corner. The rectangular shaped plot totals approximately 0.24 of an acre.

### Services

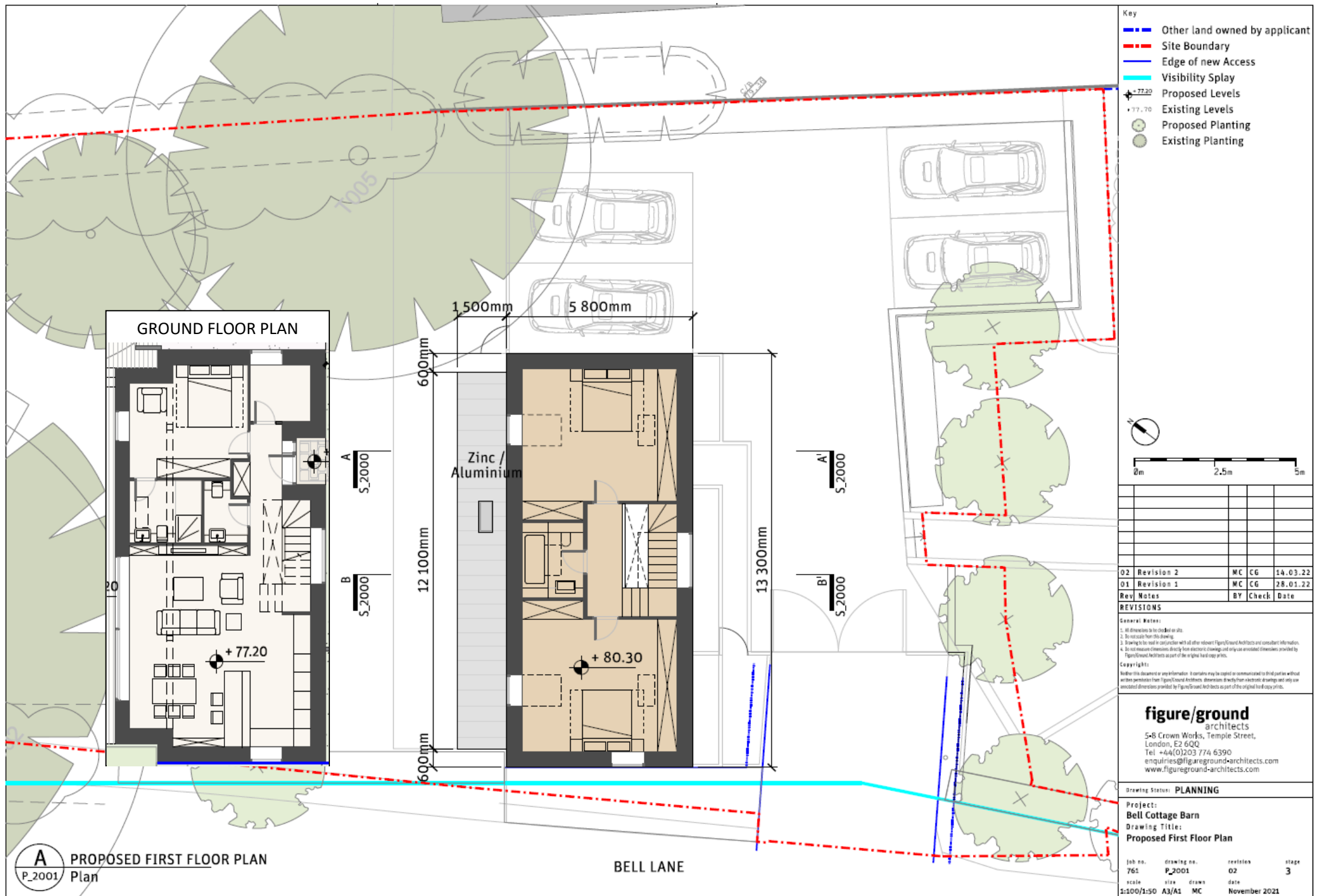
We understand all services normal to this type of location are available in the area. Mains gas is not available within the village.

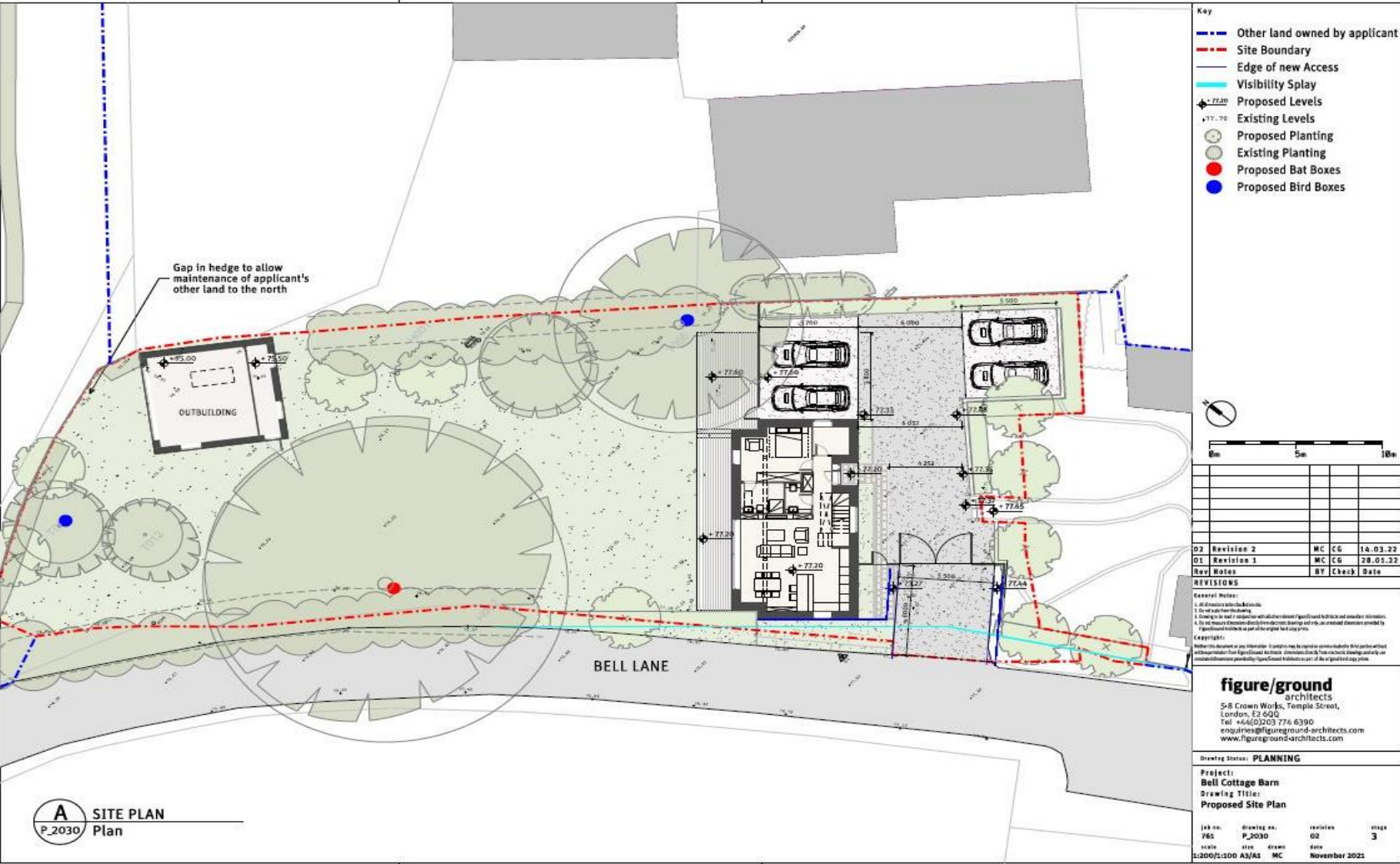
### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.









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