

A COLLECTION OF ESSEX BARNs FOR CONVERSION, SET IN A PICTURESQUE RURAL LOCATION

PARK HALL BARNs, BRAINTREE ROAD, GREAT BARDFIELD, BRAINTREE

Offers over £500,000 Freehold

- Listed Essex barns for conversion into 3 units
- Planning permission granted – 16/01314/LBC & 16/01313/FUL (granted May 2017)
- Approached over 650m drive
- Site size: about 1.75 acres
- Planning for 1 detached and 2 attached barn conversions

Savills Chelmsford

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Situation

Great Bardfield: 1.5 miles, Felsted: 6.3 miles;
Braintree: 8 miles (Liverpool Street from 57
minutes), access onto A120 at Braintree or Great
Dunmow, M11: 10 miles, Stansted Airport: 13
miles.

The barns are delightfully situated amidst open
farmland and approached over a 650m estate drive.
They are situated in a tranquil setting, designated a
special landscape area, between Great Bardfield
(good local schools and shops, medieval church
and butcher) and Saling.

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

Description

Listed Grade II as being of Architectural or
Historical Interest, an extract from the listing states:
"early 18th century timber framed and
weatherboarded barn together with a 17th century
granary/cart lodge, again timber framed
weatherboarded." The barns were originally part of
the Park Hall Estate and lie to the east of Park Hall,
which is now in separate ownership. The planning
permission provides for the conversion of a
detached barn and a further substantial long barn
which has planning permission to be converted into
two units. The barns occupy a sheltered courtyard
with farmland to the east and woodland to the west.

The planning permission also provides for garaging
associated with two of the three barns.

Internet: We understand Gigaclear, fibre
broadband for rural communities, has a connection
point at the bottom of the drive.

Services: Mains water supply on site. Purchaser
to install private drainage. Electricity transformer
on site.

Viewing: Strictly by prior appointment with the sole
agents Savills. Please do not visit the site without
an appointment.

Tenure: Freehold

Local Authority: Braintree District Council,
Braintree.

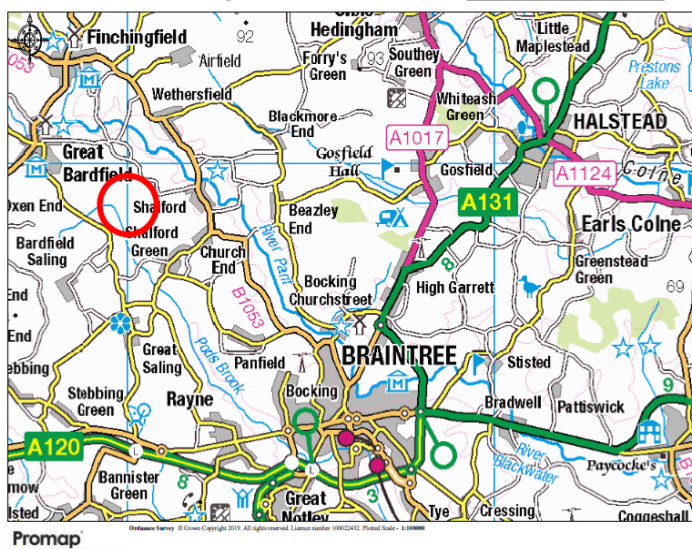
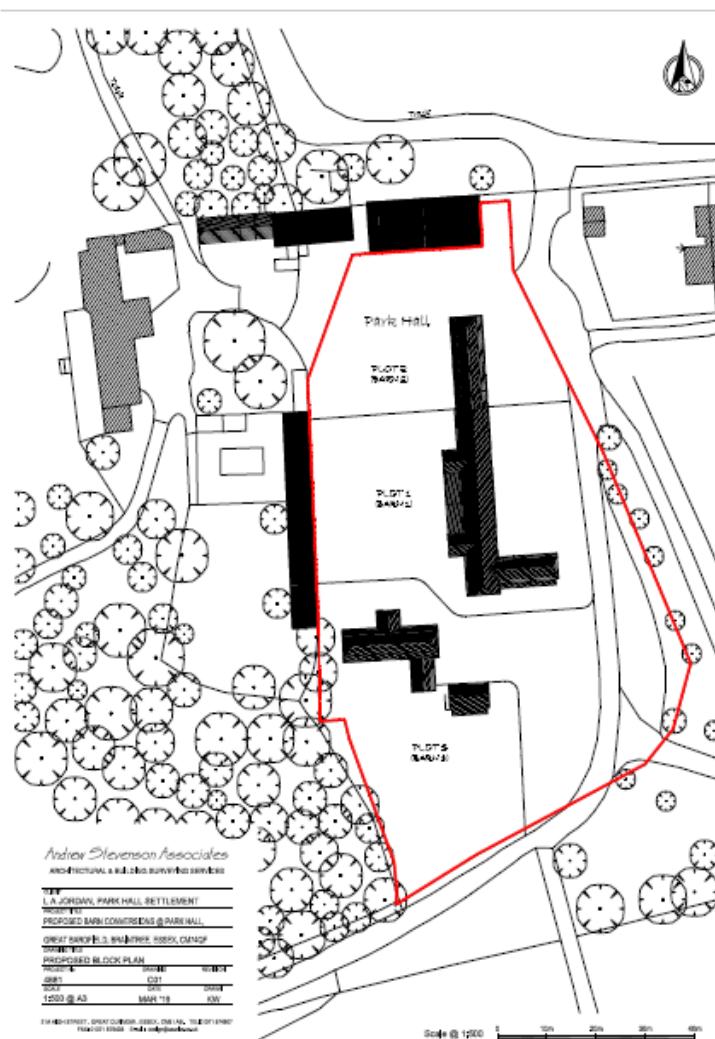
Directions: From the A120 take the
Dunmow/Chelmsford exit heading north towards
Dunmow. At the second roundabout turn right onto
the B1256. Continue for just over a mile turning left
at Blake End signposted Great Saling and Great
Bardfield. Continue on this road passing through
Great Saling village and continuing towards Great
Bardfield. Ignore the first two roads on the right-
hand side, continuing through farmland to a tree-
lined area alongside the road where a farm drive
will be found on the right-hand side adjacent to a
red letterbox. Drive down the farm drive passing
over the river, through woodland, where the barns
will be found on the left-hand side.

Postcode: CM7 4QF

Note: Planning documents and contamination
report available upon request.

PROPOSED DEVELOPMENT PLAN

The boundaries are for identification only and are not an accurate reflection of the site.



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