



## Barn Conversion: Heybridge / Great Totham

Guide Price  
£400,000

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A range of modern and traditional farm buildings located on the edge of Heybridge, with scope for alternative uses (subject to planning) with adjoining grazing paddock.

The property totals in all about 3.4 acres (1.3 ha) with farm land and lake land views.

### DETAILS

#### SUMMARY

Lofts Farmyard has a number of traditional and modern farm building suitable for a number of uses and potential conversion (subject to planning).

The adjoining Grade II listed 5 bedroom farmhouse is available separately, details of which can be found here [\(LINK\)](#).

#### LOCATION

Lofts Farmyard is located in open countryside to the north east of Heybridge. Maldon town centre is approximately 2 miles and Witham is approximately 5 miles distant by road. It is located approximately 4 miles from the A12,

providing quick routes to Colchester (approximately 17 miles) and Chelmsford (approximately 13 miles).

The nearest railway station is Witham; this station allows transport by train to London Liverpool Street Station in approximately 45 minutes. Lofts Farmhouse is located approximately 29 miles from Stansted Airport.

Primary schools are located at Heybridge, Maldon and Great Totham. The nearest secondary school is located in Maldon. New Hall private school is approximately 11 miles drive. There are also grammar schools in Chelmsford and Colchester.

## **THE BUILDINGS**

The adjoining yard has a mixture of traditional and agricultural buildings consisting of:

- Open-fronted Cart Lodge 100 sq.m (1,076 sq.ft.)
- Steel-framed open fronted barn 120sq.m (1,291 sq.ft.)
- Steel-framed barn with concrete floor 183 sq.m (1,970 sq.ft.)
- Traditional timber-framed and clad barn with lean-to 212 sq.m (2,282 sq.ft.)
- Steel-framed barn with concrete floor 77 sq.m (829 sq.ft.)
- Pole barn with dirt floor 26 sq. m (280 sq.ft.)
- Timber-framed and clad work shop 68 sq.m (732 sq.ft.)

The buildings are used primarily for informal storage and offer scope for reuse and or conversion, subject to planning.

## **METHOD OF SALE**

Lofts Farmyard is being offered for sale by private treaty.

## **SERVICES**

The property benefits from electricity, mains water and private drainage. Prospective purchasers must however, make their own enquires as to the availability and suitability of services. Services will need to be shared, or suitably sub-divided between the farmyard and the farmhouse.

## **TENURE**

The property is offered for sale freehold.

## **LOCAL AUTHORITY**

Maldon District Council, Council Offices, Princes Road, Maldon, Essex, CM9 5DL.

## PLANNING

Whirlledge & Nott is of the opinion that this property has considerable potential for redevelopment and or refurbishment subject to planning permission. Interested parties must make their own inquiries with Town Planning advisors and/or Maldon District Council as to the scope for alternative uses.

## LEGAL

### COVENANTS AND RESTRICTIONS

The property is sold subject to any existing covenants or restrictions. The purchaser shall be required to contribute to the repair, maintenance and renewal of the main access drive in conjunction with other users.

The Vendor retains the right to realign the existing entrance drive (adjacent to 12 Broad Street Green Road) to a new location (adjacent to 105 Broad Street Green Road) providing that access is maintained to Lofts Farm without interruption.

### VIEWINGS

Strictly by appointment with Whirlledge & Nott 01245 231123.

### HEALTH AND SAFETY

Given the potential hazards of the outbuildings, all viewings must be accompanied. Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

