



## Barn Conversion: Pleshey

**Guide Price  
£700,000**

### CHELMSFORD OFFICE

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

**01245 231123**

The Dutch Barn offers an opportunity to create three contemporary residential dwellings with views over the adjoining Essex countryside.

Unit 1 - 2 bedrooms - approx. 100 sq.m / 1,076 sq ft GIA

Unit 2 - 4 bedrooms - approx. 205 sq.m / 2,206 sq ft GIA

Unit 3 - 4 bedrooms - approx. 230 sq.m / 2,475 sq ft GIA

The site has the benefit of permitted development rights confirmed under 20/00066/CUPAQ.

We consider the barn also offers an excellent opportunity to secure a substantial single dwelling in a rural location, subject to the necessary consents.

**BEST OFFERS TO BE SUBMITTED TO WHIRLEDGE AND NOTT BY NO  
LATER THAN 12 NOON ON WEDNESDAY 27TH OCTOBER 2021**



**RICS®**

## DETAILS

### DESCRIPTION

The Dutch Barn is located in open countryside with main road access and exceptional views over the adjoining countryside.

The Barn, which measures approximately 298 sq. m / 3,205 sq ft GEA, sits in a plot of approximately. 0.17 ha / 0.42 ac.

The property has permitted development rights to be converted into 3 residential units. Prospective purchasers may wish to consider alternative layouts or unit sizes to suit their own requirements, subject to the necessary consents.

### LOCATION

The property is located approximately half a mile from the historic and popular village of Pleshey. Pleshey has a village pub and a Norman built 11th Century motte and bailey castle.

### ACCESSIBILITY

The city of Chelmsford (9 miles) offers a huge range of shopping and recreational facilities and there is a mainline station offering services to London Liverpool Street in approximately 35 minutes. The historic market towns of Great Dunmow (8 miles) and Bishops Stortford (17 miles) are easily accessible and Stansted Airport is approximately 12 miles distant by car.

### PROPOSED DEVELOPMENT

The proposed development is for 3 residential units. The proposed floorplans are available in the Planning Pack and the unit consists of:

#### Unit 1 - Extending to Approximately 100 Sq. m / 1,076 Sq Ft GIA

##### Ground Floor:

- Entrance Hall
- WC
- Utility
- Open Plan Kitchen, Lounge & Dining Room.

##### First Floor:

- Two bedrooms with ensembles

#### Unit 2 - Extending to Approximately 205 Sq. m / 2,475 Sq Ft GIA

##### Ground Floor:

- Entrance Hall
- WC
- Utility
- Snug/ Office
- Open Plan Kitchen, Lounge & Dining Room

**First Floor:**

- Family Bathroom
- 4 bedrooms
- 1 Ensuite

**Unit 3 - Extending to Approximately 230 Sq. m / 2,475 Sq. Ft GIA**

**Ground Floor:**

- Galleried Entrance Hall
- Utility
- WC
- Open Plan Kitchen, Lounge & Dining Room

**First Floor:**

- Family Bathroom
- 3 Bedrooms
- Master En-suite
- Balcony

Prospective purchasers may wish to consider altering the layout to meet their own requirements, **subject to obtaining further planning consent as applicable.**

**SERVICES**

There are no services connected to the property. Whilst water and electric are understood to be close by, prospective purchasers must make their own enquires as to the availability and suitability for the proposed development.

## **TOWN & COUNTRY PLANNING**

The local planning authority is Chelmsford Borough Council. Permitted development rights for the conversion to 3 dwellings was granted on 17th March 2020 under application **20/00066/CUPAQ**.

The decision notice and submitted plans are attached in the accompanying Planning Pack.

Prospective purchasers must satisfy themselves as to the availability of planning consent for their proposed use.

## **OPTION TO BUY ADDITIONAL LAND**

The Vendor is including an Option for the purchaser to secure an additional area of land totalling approximately 1.26 acres (as shown edged orange on the attached plan) for an additional payment of £85,000.

The Option must be taken at the time of purchasing the barn and will expire after 1 year.

Prospective purchasers should clarify if they wish to take this Option within their bid.

If exercised, the purchaser will erect and thereafter maintain a post, rail and rabbit proof fence against the remaining field boundary.

The additional land will include a covenant preventing the development of any further independent dwellings.

## **BEST OFFER DEADLINE**

Offers should be submitted in accordance with the attached procedure using the Tender Form attached.

**BEST OFFERS TO BE SUBMITTED TO WHIRLEDGE AND NOTT BY NO LATER THAN WEDNESDAY 27th OCTOBER 2021**

## **LEGAL**

### **PUBLIC RIGHT OF WAY**

A public footpath (**PROW 228\_5**) passes to the east of the garden that will go with the barn.

The Vendor will retain a right of way for agricultural access to the field over the first 8m of the driveway.

## **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment. Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing

### **ANTI MONEY LAUNDERING REGULATIONS**

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

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