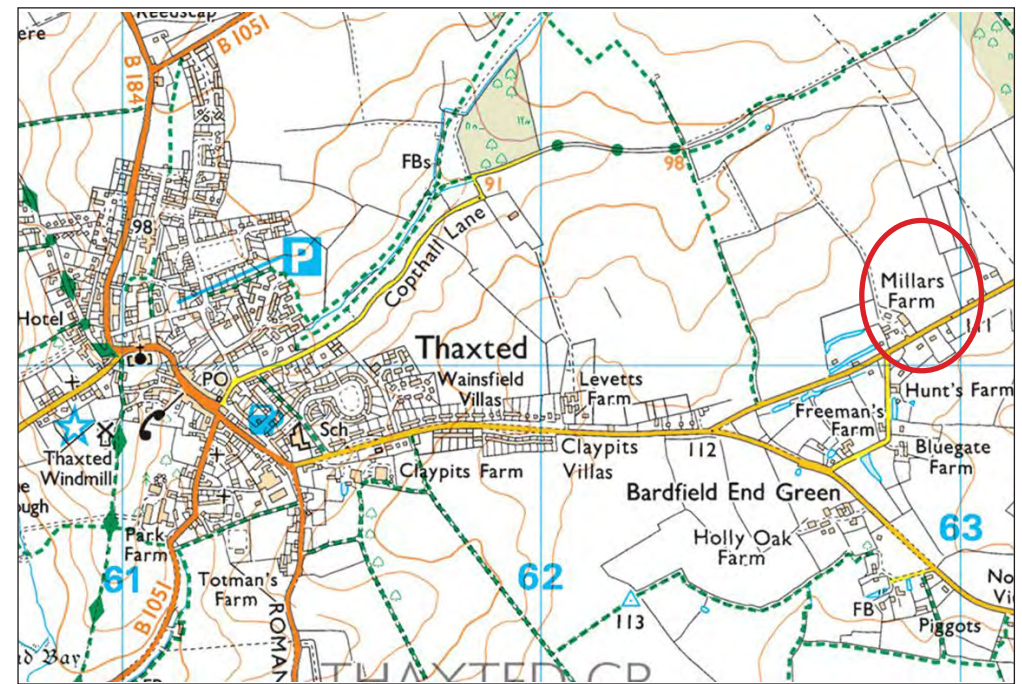




TWO UNIT RESIDENTIAL DEVELOPMENT

MILLARS BARN, BARDFIELD END GREEN, THAXTED, ESSEX

LOCATION AND SALE PLANS



VENDOR'S AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware,
Hertfordshire, SG11 2EB
FAO: Rebecca Cox and
Lauren Draper
T: 01279 771188
E: rebecca.cox@sworders.com
E: lauren.draper@sworders.com

VENDOR'S SOLICITOR



HEWITSONS LLP

Shakespeare House, 42 Newmarket
Road, Cambridge, CB5 8EP
FAO: Sue Birnage
T: 01223 532741
E: SueBirnage@hewitsons.com

TWO UNIT RESIDENTIAL DEVELOPMENT

MILLARS BARN, BARDFIELD END GREEN, THAXTED, ESSEX, CM6 3PX

Millars Barn offers approximately 0.2 hectares (0.49 acres) of development land with the benefit of planning for residential development for 2 dwellings. The property has two planning consents:

- Prior approval to change the use of the existing agricultural building to 2 residential dwellings
- Demolition of the existing agricultural building and erection of 2 new detached dwellings

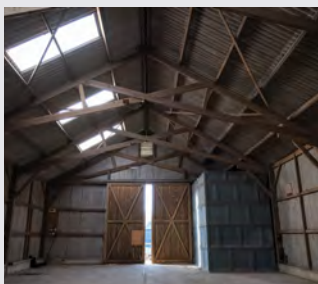
The property is situated in the hamlet of Bardfield End Green, overlooking the Essex countryside and within 1 mile from the small country town of Thaxted.

Saffron Walden - 8.5 miles
Bishop's Stortford - 14.5 miles
Braintree - 14 miles

OFFERED AS A WHOLE
VIEWING STRICTLY BY APPOINTMENT ONLY



THE SITE



The site as a whole extends to approximately 0.2 hectares (0.49 acres) and is located within the district of Uttlesford. Millars Barn offers an opportunity to acquire a residential development site with two planning consents; either the conversion of the existing agricultural barn for two dwellings or full planning permission for two new detached dwellings and car ports.

LOCATION

The site is located off Bardfield Road, Bardfield End Green to the east of Thaxted with views over the Essex countryside. Millars Barn is located approximately 1 mile from the small country town of Thaxted, which offers a wide range of community facilities, including a pre and primary school, doctors and dentist surgery, village stores, Public houses, village hall and Church, together with a number of retail and restaurant establishments, activity and recreational groups. Saffron Walden, Bishop's Stortford and Braintree are located 8.5 miles to the north, 14.5 miles south west and 14 miles to the south east respectively and offer several excellent secondary schools, a range of businesses, leisure and shopping facilities.

Elsenham Station (8.5 miles) and Newport Station (9 miles) are located the closest, both offering direct connections into London and Cambridge. The site benefits from good connections to the A120 and M11, making the location ideal for commuting to local centres. Stansted Airport is approximately 8 miles away.

DESCRIPTION

The sale of Millars Barn comprises an existing timber framed agricultural building, under a corrugated roof, with both front and rear lean-to extensions. The barn is surrounded mainly by agricultural

land to the north and east and adjacent to residential properties on the western and southern boundaries. The barn is sold with amenity land for garden use.

PLANNING BARN CONVERSION

The site has prior approval to convert the existing barn into two residential dwellings by Uttlesford District Council under application reference UTT/18/1633/PAP3Q. The consent provides for 437 square metres of residential floor space (footprint) to be converted within the existing building on the ground floor.

The floor area is divided equally between the two dwellings, equating to 218.50 square metres (GIA) per property. Garage space is provided within the existing lean-to area.

The conversions provide an open plan ground floor layout, comprising a central entrance hall, open plan kitchen/dining area, a living room, boot room, four bedrooms and a family bathroom. The planning includes pre-implementation conditions.

Access is provided via a right of way from Millars Farmhouse.

NEW BUILD

The site also benefits from full planning permission for the demolition of the redundant agricultural building and erection of 2 new dwellings by Uttlesford District Council under

application reference UTT/19/1603/FUL. The permission provides 2 detached dwellings with separate car ports.

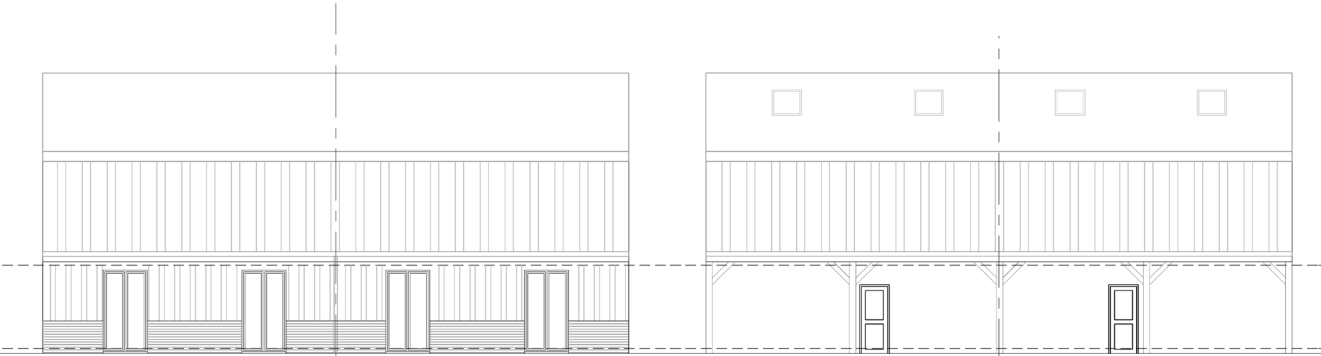
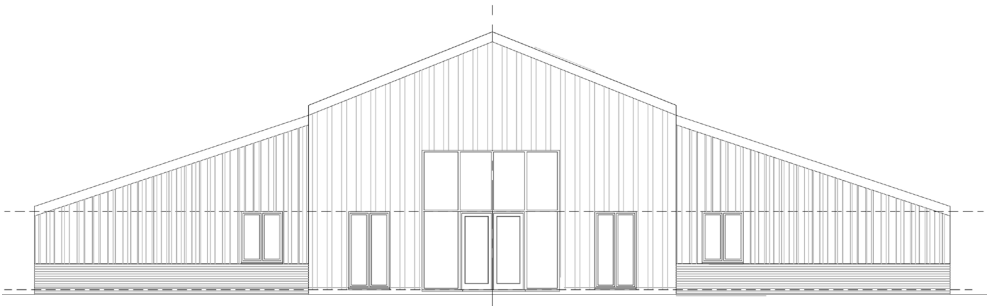
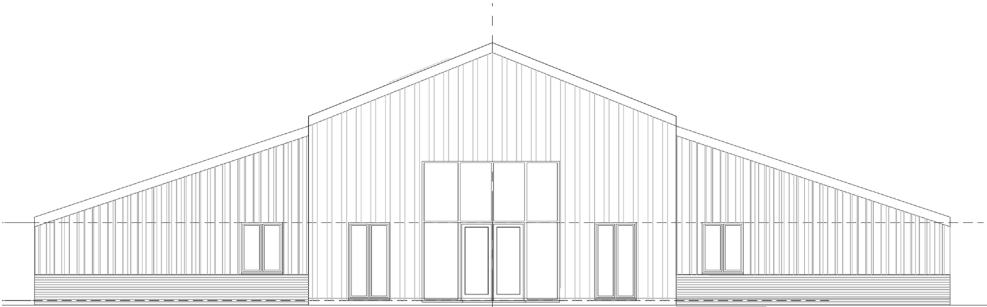
The individual properties extend to approximately 154 square metres (GIA) of floor space each, measuring approximately 79 and 75 square metres on the ground and first floor respectively. The car ports each extend to approximately 39 square metres internally.

The ground floor accommodation comprises a central hallway with downstairs WC, kitchen/breakfast room with utility and boot room, dining room and living room. The first floor provides a main bedroom with ensuite, three further bedrooms and a family bathroom.

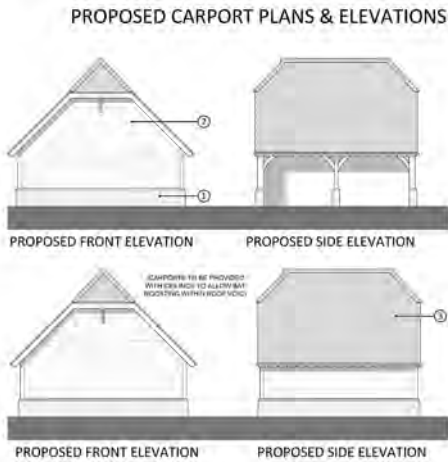
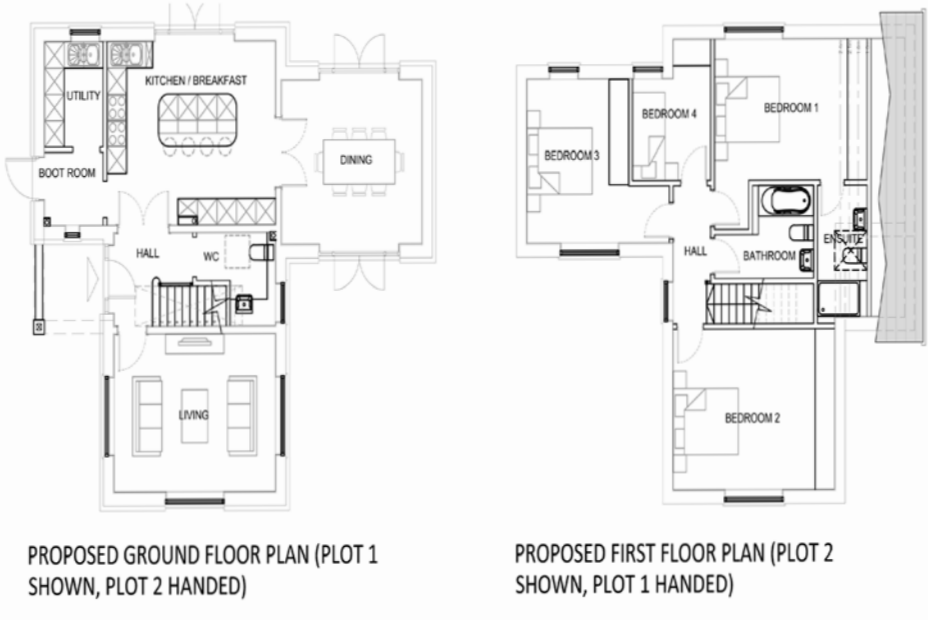
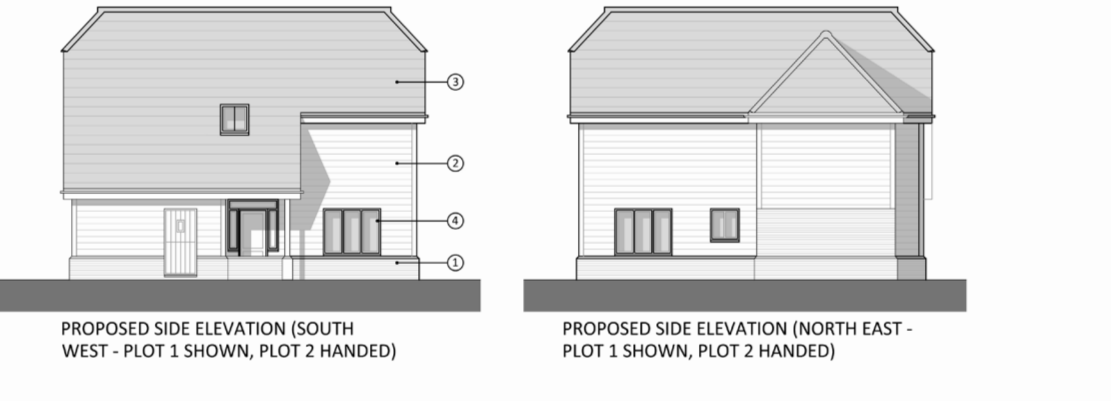
The units benefit from a large north facing garden to the rear of the property and allocated parking within the car ports. The planning includes pre-implementation conditions.

A new access to the detached dwellings is provided off the lane, as shown on the approved proposed plan.

BARN CONVERSION APPROVED PLANS



NEW BUILD APPROVED PLANS



ADDITIONAL INFORMATION

SERVICES

The existing site benefits from mains water and electricity. Purchasers should make their own technical investigations.

COVENANT

The site will be sold subject to a covenant restricting the development to the two approved dwellings.

TENURE AND OCCUPATION

The land is available freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no known public rights of way or any other rights, easements or wayleaves affecting the land. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agent will be responsible for defining any other boundaries.

ADDITIONAL INFORMATION PACK

An additional information pack is available including copies of the planning documents, plans and title information.

GENERAL INFORMATION

Local Planning Authority:
Uttlesford District Council – www.uttlesford.gov.uk
Tel: 01799 510510

County Council:
Essex County Council – www.essex.gov.uk
Tel: 01245 430430

VIEWING

Strictly by appointment only with the Vendor's Agent.

T: 01279 771188

E: rebecca.cox@sworders.com or
lauren.draper@sworders.com

DIRECTIONS

Leave the M11 at Junction 8 and head east on the A120 towards Braintree. Exit the A120 after 4.5 miles on the B1256 signposted to Great Dunmow. Continue along the B1256 and take the first exit to the left onto Woodside Way and join the B184 towards Thaxted. Continue for approximately 4.8 miles and turn right onto Bardfield Road. After ½ mile turn left into Bardfield End Green and the property is situated on the left hand side after approximately ¼ mile, marked by a sign board. The nearest postcode is CM6 3PX.

IMPORTANT NOTICE

Sworders for itself and the Owners of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

No employee of Sworders has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference

purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Particulars prepared February 2020

Photos taken in December 2019

Below is the proposed site plan for the new builds.





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire SG11 2EB T: 01279 77 11 88 www.sworders.com