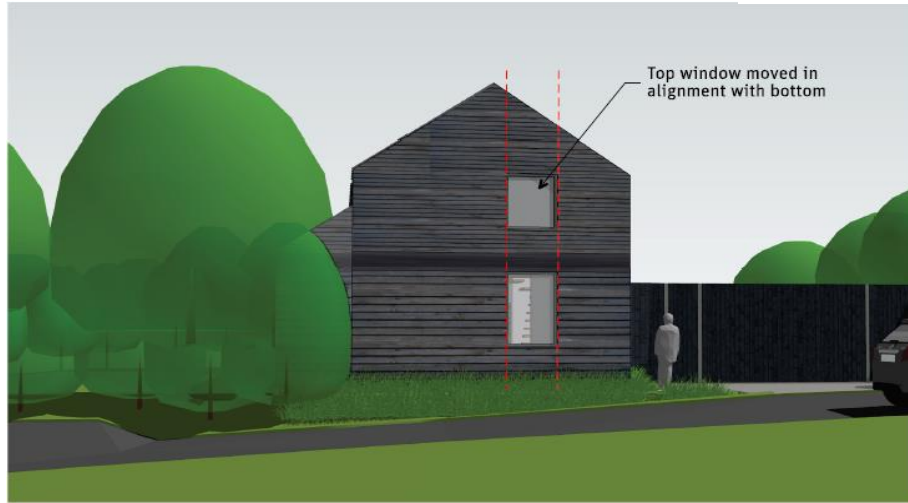


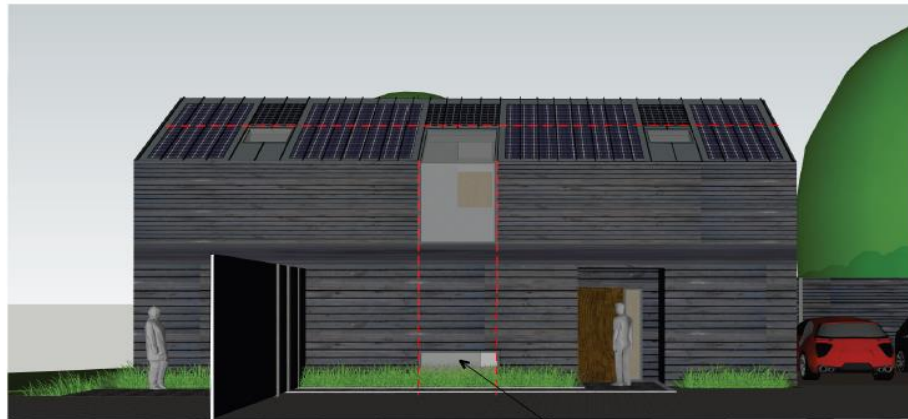
Computer generated



A VIEW FROM BELL LANE
E₂₀₅₀ 3D VIEW



B AERIAL VIEW FROM REAR GARDEN
E₂₀₅₀ 3D VIEW



C SOUTH ELEVATION FROM BELL COTTAGE
E₂₀₅₀ 3D VIEW



D WEST ELEVATION FROM REAR GARDEN
E₂₀₅₀ 3D VIEW

General Notes:

1. All dimensions to be checked on site.
2. Drawings are for the building.
3. Drawings are not to be used for any other purpose without the written consent of figure/ground architects.
4. All dimensions and details are subject to change without notice and are not to be used for any other purpose without the written consent of figure/ground architects.

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figure/ground architects
5-8 Crown Works, Temple Street,
London, E2 6QQ
Tel: +44 (0)203 774 6390
enquiries@figureground-architects.com
www.figureground-architects.com

Drawing Status: **PLANNING**

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

Job no.	drawing no.	revision	stage
765	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

Offers in excess of £350,000 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. (1076 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.

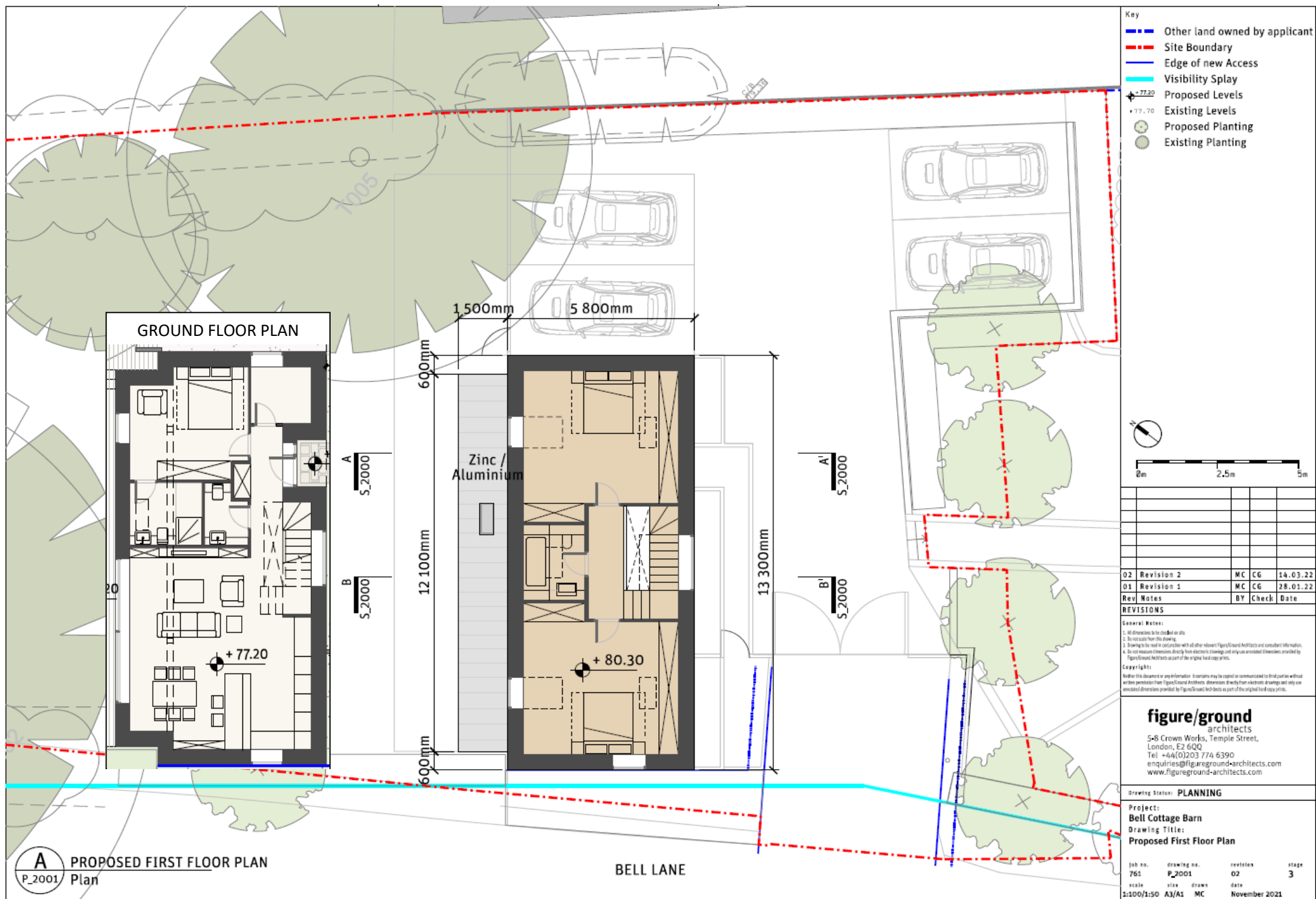
Services

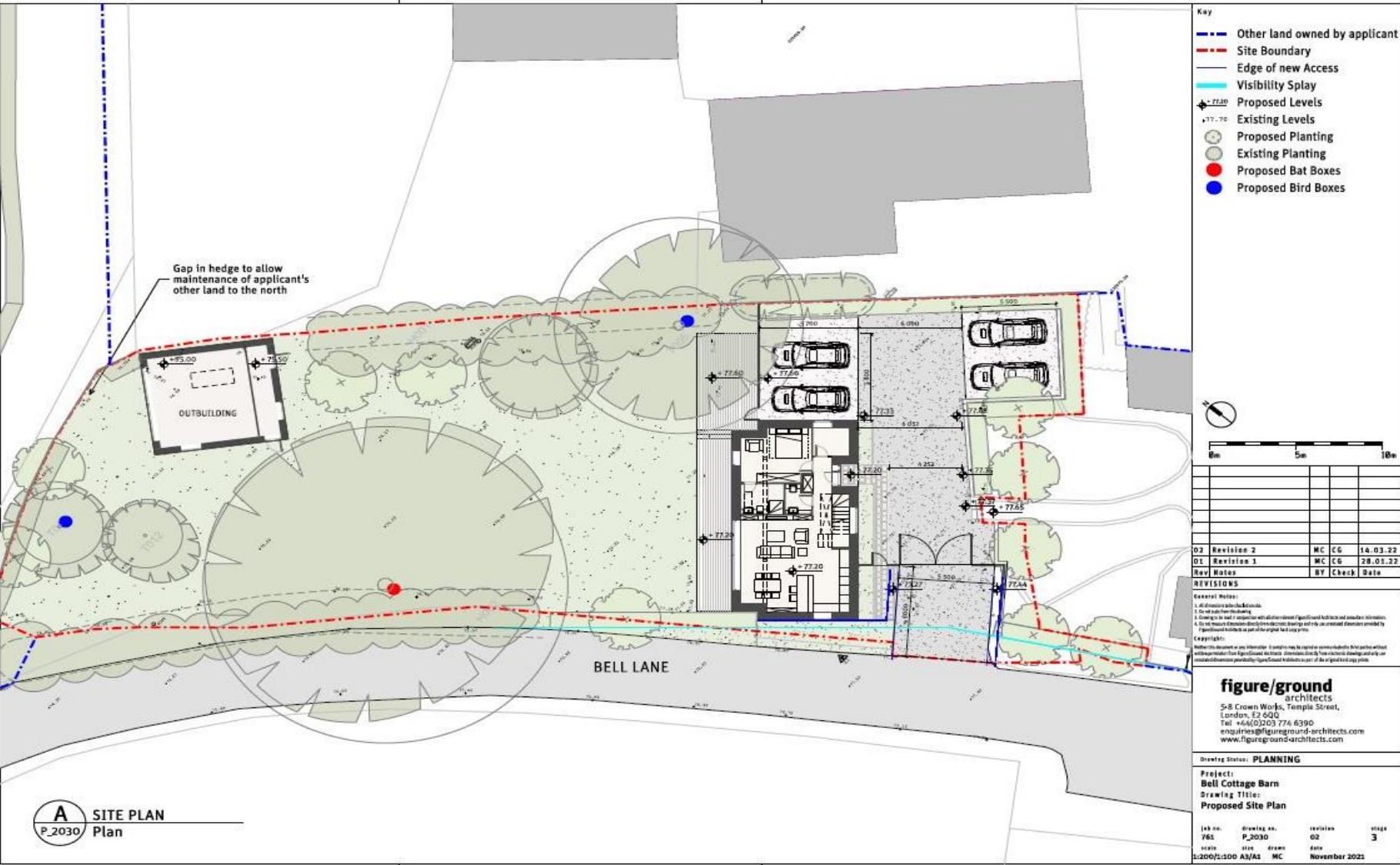
We understand all services normal to this type of location are available in the area. Mains gas is not available within the village.

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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