



**Keith  
Ashton**

Little Warley Hall Lane, Little Warley  
Brentwood



## OAKLANDS LITTLE WARLEY HALL LANE

Little Warley Brentwood, CM13 3EX

£1,100,000

Offered for sale with vacant possession is this unique opportunity to purchase a small holding in the beautiful area of Little Warley. With a plot measuring circa 2.5 acres extending back approximately 350 meters, there are numerous buildings set within the land including a 3000 square foot barn, a 950 square foot two bedroom lodge and various other outbuildings.

Approx. 2.5 Acres  
Various Outbuildings

Little Warley Location  
No Onward Chain

3000 Sq Ft Main Barn  
Approx 350 Meter Plot Depth

Two Bedroom Lodge  
Small Holding



## Description

The plot is entered via a gate from the main road which leads to the main yard which is set behind mature conifers. This is where the main barn, lodge and two smaller sheds are located. A paved track leads up to the secondary yard area which has a second 1600 square foot barn that is in need of repair.

There are three main green spaces set throughout the plot including a field to the front that has the entrance driveway passing through. A second behind the lodge which has an array of mature shrubs and trees, and a third located towards the rear of the plot past the secondary yard area.

Viewing is highly recommended in order to fully appreciate the scale of this opportunity.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

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SERVICES:  
Local Authority: Brentwood  
Council tax band:  
Post Code: CMI 3 3EX

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

