



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

Prouds Farm Barns, Eggshell Lane, Cornish Hall End, CM7 4HJ

Development site with Prior Approval (Class Q) for the change of use of 2no. agricultural buildings to 5no. residential dwellings (Class C3) and associated operational development. The extant planning permission also presents an opportunity for redevelopment to utilise the wider area subject to the necessary planning permission/s.

Guide Price £750,000

Location

Cornish Hall End is a picturesque rural village in the Braintree district of Essex, lying on the B1057 road about three miles north of Finchingfield and approximately 11 miles from Saffron Walden. The community is served by a refurbished village hall housed in a converted Victorian school as well as a village pub (the Horse & Groom). The neighboring village of Finchingfield offers additional facilities such as shops, a post office, a doctor's surgery, tea rooms, and three pubs.

For the commuter the M11 is within easy reach providing an easy route to Cambridge and London. A mainline station at Audley end (10 miles) provides a direct link to London Liverpool Street in around 1 hour and Cambridge in around 15 minutes.

The plot is approximately 0.8 acres.

Planning Consent

The site benefits from Prior Approval under Class Q for the conversion of 2 no. agricultural buildings to 5 no. dwellings, associated gardens and car parking.

Prior Approval was granted by Braintree District Council under reference 25/01572/COUPA on 27th August 2025. This application permits 6,750sqft of new residential floorspace across 5 units.

The site also presents an exciting opportunity to submit a new application to demolish the existing buildings and construct new dwellings (up to 5), subject to the necessary planning permission/s.

Technical work completed to date:

- Phase I Geo-Environmental Desk Study, which recommends that a Phase II site investigation is undertaken.
- Preliminary Ecological Appraisal, which concludes that no protected species surveys are required.
- Flood Map for Planning, which confirms the site is in Flood Zone 1, an area with a low probability of flooding.
- Structural Inspection, confirming both buildings are considered suitable for conversion under Class Q permitted development.
- Transport Note, confirming the access is safe and suitable for residential development.

Planning

The current planning outline is illustrated in blue within the drone imagery. The extent of the plot to be sold is noted in red.

There is a significant opportunity for value enhancement through replanning the scheme through a new application.

Cheffins planning department would expect to be retained as planning consultant for the development of the site. Please contact Edward Clarke to discuss any planning queries.

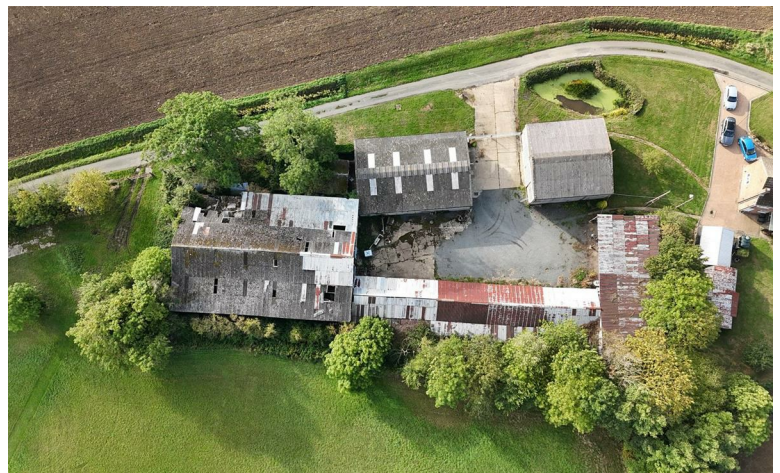
New Homes

Please contact Cheffins for advice on sale prices for new homes in the area.

Method of Sale

The site is offered for sale by Private Treaty. Unconditional and subject to planning offers will be considered.

There is further land available to the side (including an existing dwelling) and rear by separate negotiation.





BARN 1: SIDE ELEVATION TO WEST



BARN 1: SOUTH ELEVATION TO
EGGSHELL LANE



BARN 1: SECTION A-A



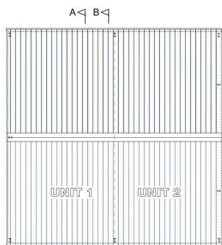
BARN 1: SIDE ELEVATION TO EAST



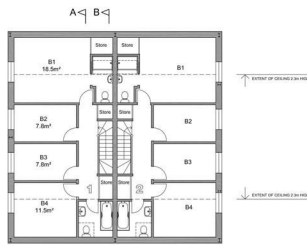
BARN 1: SIDE ELEVATION TO NORTH



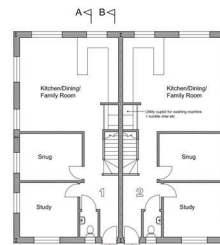
BARN 1: SECTION B-B



BARN 1: PROPOSED ROOF PLAN



BARN 1: PROPOSED FIRST FLOOR PLAN
UNITS 1 + 2



BARN 1: PROPOSED GROUND FLOOR PLAN
UNITS 1 + 2

BARN 1	
Rooms	4
Ground Floor	472
First Floor	472
Total Ground Floor	944
Total First Floor	944
Total	1888

A 1:500-SCALE GROUND/FLOOR PLAN ARRANGED BY STORAGE AREA
REDUCED CLUTTER TO INDICATE PLANNING SCALE

COOK & COOK
2 WATER LANE
CAMBRIDGE
CB2 3AL
Tel: 01223 254849
Email: info@cookandcook.co.uk

Project: PROUDS FARM BARN,
EGGSHELL LANE, CORNISH HALL END,
HAVERHILL CM7 4JU
For Mr Baker, via Cheffins

Drawn: BARN 1 PROPOSED ARRANGEMENTS
FLOOR PLANS, ELEVATIONS, SECTIONS

Date: April 2024
Drawing No: 1:500 @ A1
Revision:



BARN 1: SIDE ELEVATION TO WEST



BARN 1: SOUTH ELEVATION TO
EGGSHELL LANE



BARN 1: SECTION A-A



BARN 1: SIDE ELEVATION TO EAST



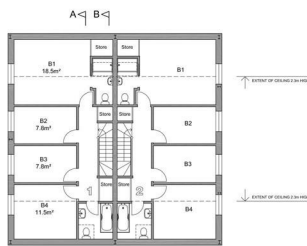
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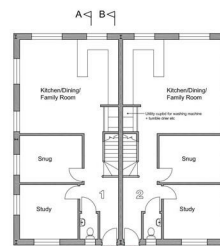
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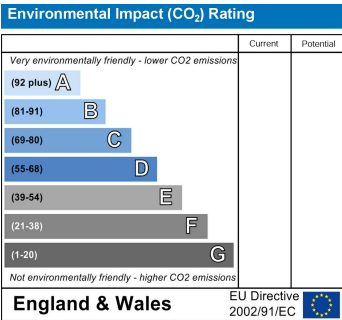
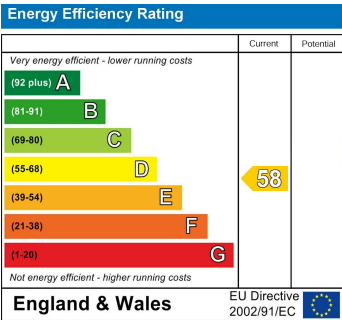
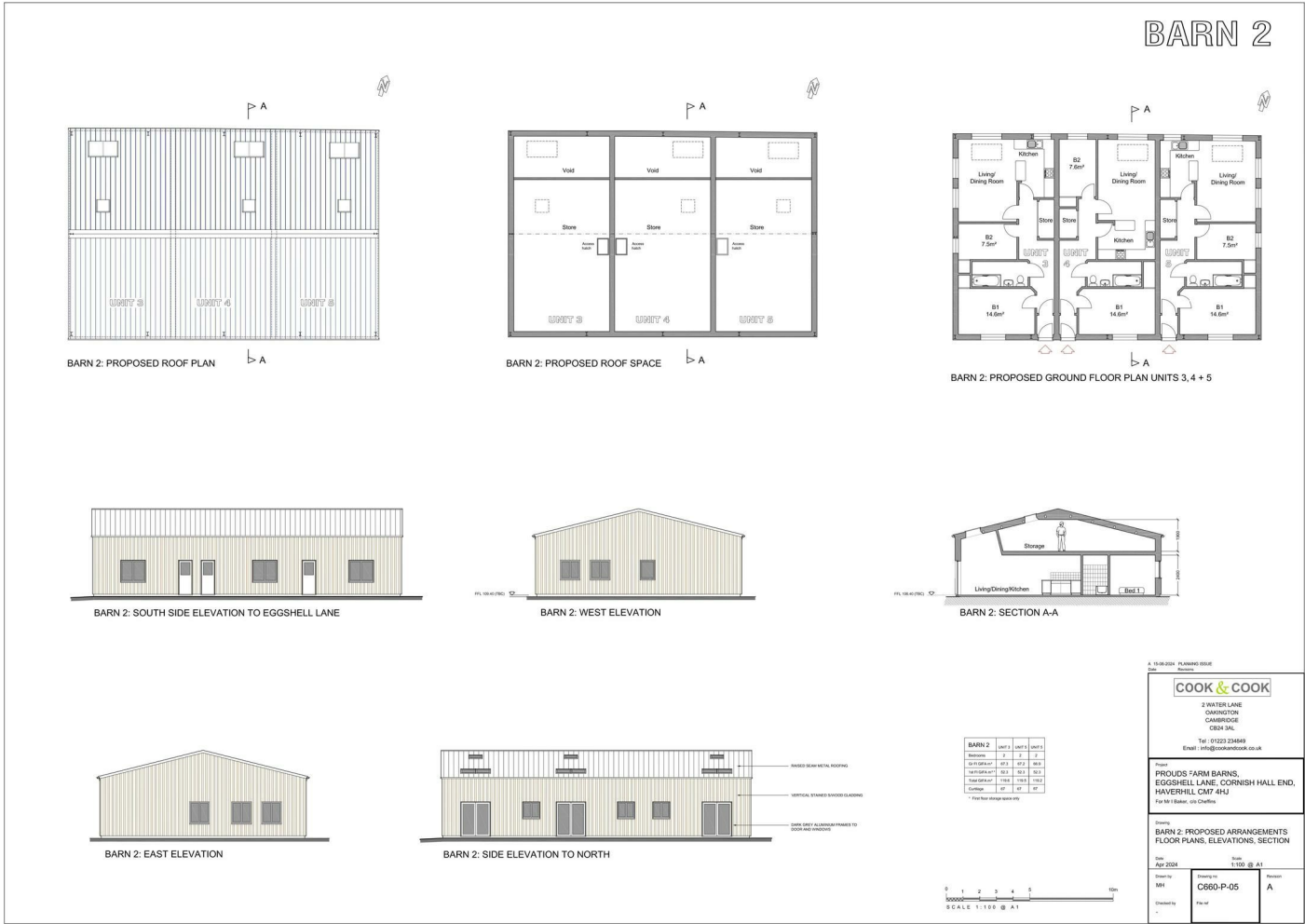
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Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.