



NORTH WEST ELEVATION



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SOUTH EAST ELEVATION



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## Bardfield End Green

Thaxted,  
CM6 3PX

- UTT/21/1547/FUL
- Detached 2,150 sqft home
- Mains power has been connected
- 0.25 of an acre
- The garage footings have been completed
- Idyllic rural location

An opportunity to acquire a building plot of approx. 0.25 of an acre with full planning permission for a detached, chalet style dwelling with ample off street parking and a garage. The plot is situated in an idyllic rural location, the site has mains power connected and the footings for the garage have been completed.

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**Guide Price £265,000**





## LOCATIO

Barfield End Green is a small hamlet on the outskirts of Thaxted, a medieval market town featuring many historic buildings, Guildhall and Church. Thaxted provides a range of amenities including a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. Thaxted has an excellent primary school with an outstanding Ofsted Report. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

## PLANNING PERMISSION

Full details can be found on the Uttlesford Planning website under reference UTT/21/1547/FUL.

## DESCRIPTION

An opportunity to acquire a building plot with PLANNING PERMISSION for a detached dwelling offering accommodation of circa 2,150 sqft with off-street parking and a private garden. The plot is set in a delightful rural location, in a pretty hamlet on the outskirts of Thaxted.

Proposed accommodation comprises:

Ground floor – entrance hall, sitting room, study spacious kitchen/family room, utility, cloakroom and ground floor bedroom with en suite.

First floor – landing, two double bedrooms (one with en suite) and family bathroom.

Outside there is provision for a garage, ample parking and a south-west facing garden.

## AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – n/a
- Property Type – Building Plot
- Property Construction – n/a
- Number & Types of Room – Please refer to the floorplan
- Square Footage – circa 2,150 sqft
- Parking – Garage & driveway

## UTILITIES/SERVICES

- Electric Supply – Mains
- Water Supply – To be connected

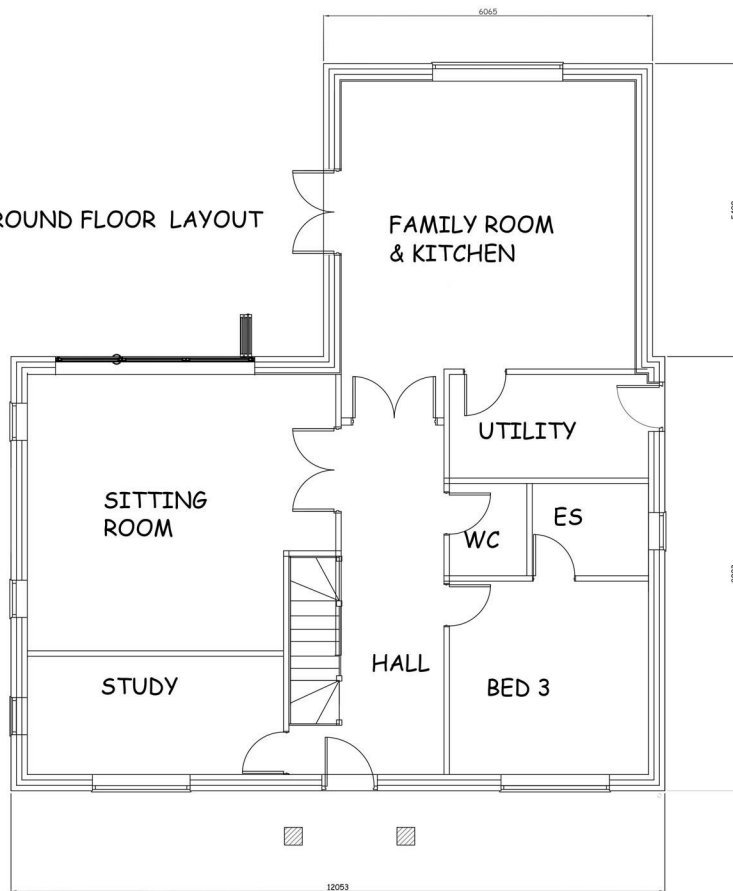
- Sewerage – To be connected
- Heating – n/a
- Broadband – Fibre to the Property available in area
- Mobile Signal/Coverage – OK

- Flood risk – Very low
- Restrictions – See conditions applied to the approved planning

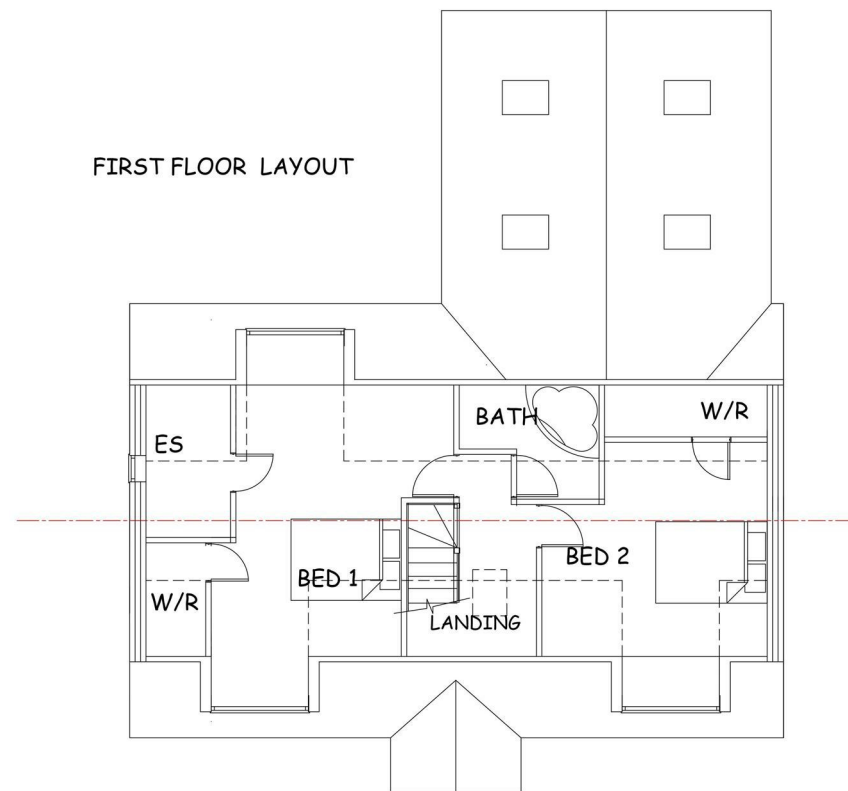
## VIEWINGS

By appointment through the Agents.

GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



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Guide Price £265,000

Tenure – Freehold

Council Tax Band – Exempt

Local Authority – Uttlesford

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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