



**Oliver  
Minton**  
*Sales & Lettings*

**'Friars Bourne' BUILDING PLOT, Braughing Friars**

Braughing, Herts, SG11 2NR

**Price Guide £1,300,000**

**Oliver Minton Village & Rural Homes are delighted to bring to the market this fantastic 4 acre BUILDING PLOT with planning permission granted for 'Friars Bourne', a stunning 7000 sq ft contemporary bespoke home in this highly sought after hamlet location on the rural outskirts of Braughing village. Please contact us for further information. East Herts District Council planning reference is 3/22/0217/FUL**



# 3004 PROPOSED LANDSCAPE MASTERPLAN

7<sup>TH</sup> FEBRUARY 2022

SCALE: 1:1000@A3

# FRIARS BOURNE

- Serpentine drive
- Lay-by
- Native hedgerows to edge of existing woodland
- Deliveries zone
- Tree planting to direct views and book-end arrival sequence
- Secret Garden
- Orchard
- Line of native hedgerows
- Mixed woodland tree planting
- Natural Grassland with Mown Paths
- Photovoltaic Panels

- APPLICATION SITE BOUNDARY
- OWNERSHIP BOUNDARY

- Garage/utility building
- Arrival courtyard
- Main building
- Pool terrace
- Main Garden Terrace
- Viewing deck
- Framed view as garden vista to focal point
- Wetland
- Bund Wildlife Pavilion





**THE CONCEPT** - The Applicant and Hawkes Architecture have consulted local estate agents Oliver Minton in developing the brief for the proposed dwelling. Oliver Minton assisted and advised the Applicant through the marketing and sale of the properties on Ideal Farm, directly north of the Application Site. These properties were very desirable with many people looking for larger modern property with more garden space in the local area. A number of prospective buyers for the Ideal Farm development were looking for a property or garden where a swimming pool could be installed. Based on dialogue with Oliver Minton, the proposed family home will have five bedrooms, an open plan kitchen living dining room, as well as formal living and dining spaces, a snug and a dedicated space for working from home. The house will also benefit from an indoor pool, sauna and spa, gym and a sun lounge. The house is set within a 1.5 hectares site which will be sensitively landscaped in character with the site and local area. The landscaping proposals include a wildlife lake set within grasslands with mown paths and bridges crossing the water, orchards, informal and formal gardens and terraces from which to entertain and enjoy the garden. The proposal will provide an exceptionally designed home for a family who want space to have guests over and entertain, who love contemporary architecture and want to nurture a living landscape.



0m 25m 1:250

### Energy Efficiency Graphs - To Follow

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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**Tenure:** Freehold

**Council Tax Band:** New Build

**Viewing Arrangements:**

Strictly by appointment

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