

## Land North West Finkle Green Birdbrook, Halstead, CO9 4BT

£500,000

- Five barn conversions approved
- Set in approx. 0.66 acres
- Shared private drive access
- Planning Ref: 25/00050/COUPA
- Four 2-beds, one 3-bed
- Scope to revise (STPP)
- Stunning Moyns Park views
- Braintree District Council consent
- Rural edge-of-village setting



# Land North West , Halstead CO9 4BT

## STUNNING RURAL DEVELOPMENT OPPORTUNITY – PART Q BARN CONVERSION WITH PANORAMIC VIEWS

A prime rural development site with Part Q planning consent for five barn conversions, located near Birdbrook with sweeping views across open countryside and Moyns Park. Approved under Braintree District Council Ref: 25/00050/COUPA, the 0.66-acre site offers flexible options for developers and self-builders alike.



Council Tax Band:



An outstanding opportunity to acquire a rural development site with Part Q planning consent for the conversion of two agricultural barns into five stylish homes, set in approximately 0.66 acres at Whitehouse Farm, Finkle Green, Birdbrook. With breathtaking panoramic views over rolling countryside and Moyns Park, this peaceful and private location offers an enviable lifestyle setting.

Planning permission has been granted under Class Q permitted development rights by Braintree District Council (Ref: 25/00050/COUPA), and full details can be found on the council's website. The approved scheme includes:

Four 2-bedroom dwellings

One 3-bedroom dwelling.

The site layout has been thoughtfully designed to take advantage of the open outlook, while allowing for generous parking (ten spaces), private garden areas, and the opportunity to blend modern rural architecture with the site's agricultural heritage.

Accessed via a shared private drive, the barns sit adjacent to an existing farm and enjoy a wonderfully tranquil position on the edge of Birdbrook village. The surrounding countryside provides a picture-perfect backdrop, making this an ideal self-build or boutique development opportunity.

The existing planning consent could potentially be altered or enhanced, subject to obtaining the necessary permissions — offering flexibility for developers, custom builders, or those seeking a multi-unit rural lifestyle project.

### Viewings

By appointment with the agents.

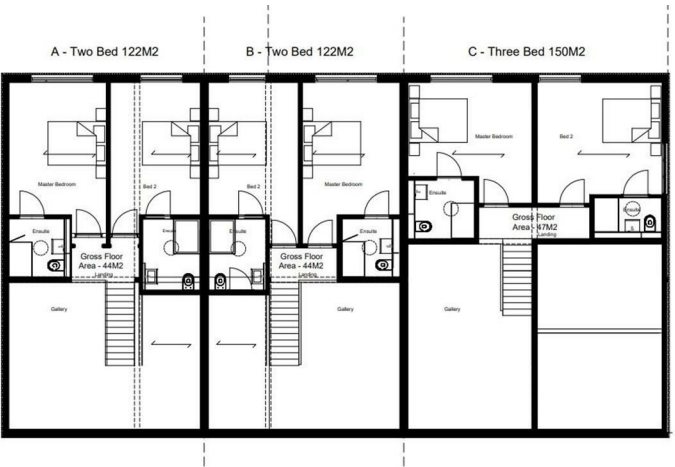
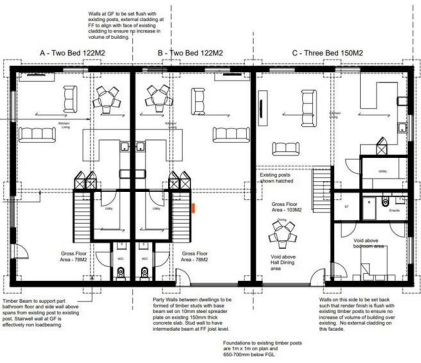
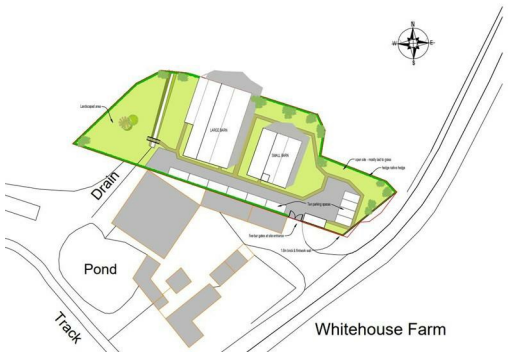
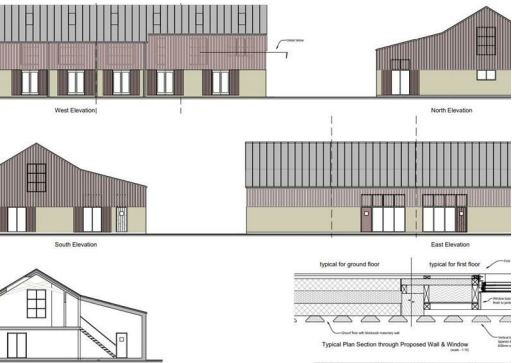
### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.









New External Walls to be formed of insulated studwork bearing on masonry constructed off existing foundations. Walls finished with through coloured render at GF and FF, with splayed vertical timber boards at FF to provide rainscreen and echoes the ventilating Yorkshire Board used on Cattle Barns.

Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band



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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 