

## Residential Development: Chelmsford

Guide Price  
£675,000

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Wheats Farm offers a rare opportunity for the consented conversion of former agricultural buildings to provide two substantial 4 bedroom dwellings, set in open countryside within reach of Chelmsford, Great Dunmow, Braintree and Bishops Stortford.

**BEST & FINAL OFFERS TO BE SUBMITTED BY MIDDAY TUESDAY  
23RD JULY 2024 USING THE ATTACHED TENDER FORM.**

### DETAILS

#### LOCATION

Wheats Farm Barns are located between Pleshey and High Easter at Stagden Cross. The properties are located adjacent to the public highway in open countryside with farmland views to the rear.

Chelmsford is 10km southeast, Great Dunmow 7.5km north and Braintree 13.5km north east.

Access to the A120 at Great Dunmow is approximately 12 minutes and the A12 at Boreham Interchange is approximately 20 minutes by car.

By road the nearest railway stations are:

- Chelmsford 12km
- Bishop's Stortford 25km
- The property will also be 16km from the new Beaulieu Park Station due to open in 2026

Primary schools are available at Ford End and Great Waltham with secondary schools at Chelmsford. Private Schools close by include Bishops Stortford College, Felsted School and New Hall.

**POSTCODE: CM3 1HW**

**WHAT3WORDS:** ///eradicate.ourselves.towns

**WHEATS FARM BARNs - THE DEVELOPMENT - GUIDE PRICE  
Â£675,000**

Wheats Farm Barns lie adjacent to Wheats Farmhouse. These former agricultural buildings have planning consent for conversion to two substantial dwellings as follows:

**Unit 1 - Conversion - 267.37sqm / 2,877.97 sqft**

- 4 Bedrooms
- 2 Ensuites
- Dressing Room
- Lounge/Kitchen
- Hall
- Family Room
- Utility Room
- Bathroom
- Dining Room
- Boot Room

**Unit 2 - Conversion - 313.30sqm / 3,372.36 sqft**

Ground Floor:

- 2 Bedrooms

- 2 Ensuites
- 2 Dressing Rooms
- Cloakroom
- WC
- Hall
- Lounge
- Kitchen
- Dining Room
- Boot Room
- Utility

1st Floor:

- 2 Bedrooms
- 2 Ensuites

The plot size extends to approximately 0.56ac (0.23 ha).

## **Town Planning**

Planning consent granted on 13.09.2023 for the conversion of redundant buildings to 2 no. dwellings. (Ref: **UTT/23/1059/FUL**)

Purchasers must satisfy themselves as to the relevant town planning consents.

## **Services**

Mains electricity has been connected on the site previously.

Prospective purchasers must make their own inquiries as to the suitability and availability of services.

## **Right of Way**

The Vendor has made an application to Essex County Council for the diversion of Footpaths 43 and 45. ECC has undertaken a pre-order consultation on the application which attracted no objections, they are now proceeding to make the formal Diversion Order.

It is understood the existing footpath located to the northwest of the development plot will be diverted elsewhere. Details are available from Whirledge and Nott.

### **Wheats Farmhouse**

The farmhouse is a detached, red brick, 3-bedroom dwelling. It is in need of renovation and has scope for extension subject to permitted development or redevelopment subject to planning.

The property is set back off the road with ample parking and gardens. The site includes an area of the adjacent agricultural field.

The plot extends to approximately 0.24ha / 0.6ac.

[CLICK HERE FOR FURTHER DETAILS](#)

### **Best and Final Offers Deadline**

Interested parties to submit their best offer to Amy Randall [a.randall@wnott.co.uk](mailto:a.randall@wnott.co.uk) by 12.00 p.m. on Tuesday 23<sup>rd</sup> July.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the Vendor accept any responsibility for any damage, injury or accident during viewing.

### **RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

### **ANTI MONEY LAUNDERING**

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

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
**Sales Plan**  
**Scale 1:500**

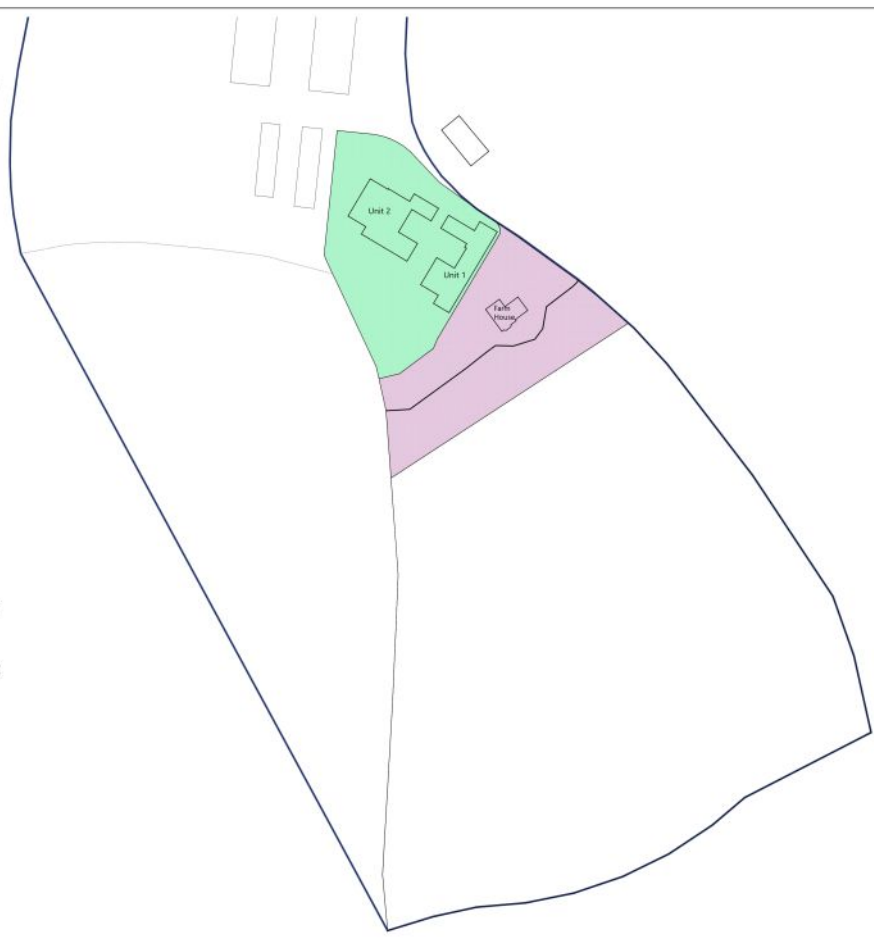


All dimensions to be scaled from drawing. All dimensions to be checked on site.  
Any discrepancies between this drawing and any information given elsewhere  
are to be applied to this drawing.  
© ABC

10m 0m 5m

**Key :-**

-  - Lot 1
-  - Lot 2



Ref: 015 101001  
Rev: 015 101001  
Client: James Larkin  
Proposed Development at  
Wheats Farm, Chelmsford, Essex, CM3 1HW  
Sales Plan  
Lots 1 & 2  
Date: 24/06/2024  
Scale: 1:500  
Sheet: 1223