



Newmans Hall Farm, Little Waldingfield,  
£400,000

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**\*DEVELOPMENT OPPORTUNITY\***  
**GUIDE PRICE £350,000 - £400,000**

**A rare opportunity to acquire approximately 1.5 acres of land with a Certificate of Lawful Existing Use for the One Bed Studio Annexe.**

**Located in a sought-after area, this property combines the tranquillity of village life with easy access to nearby amenities. The picturesque surroundings of Little Waldingfield provide a peaceful retreat from the hustle and bustle of city living.**

**Land**

Situated to the right of Newmans Hall Farm outlined in green on the plan, the land comprises approximately 1.5 acres. At present, there is a main entrance from the road, which in due course, is going to be split to provide two separate access routes, one for the main house and one for the land.





### Studio Annexe

Situated to the rear of the land is a one bedroom annexe, which currently has a Lawful Planning Certificate in place for existing use of the dwelling.

The annexe comprises a double bedroom, living room, fitted kitchen and three piece bathroom suite.

#### Bedroom

16'7" x 8'5"

#### Living Room

16'7" x 11'5"

#### Kitchen

11'1" x 8'11"

#### Shower Room

#### Agents Note

These details are for display purposes only and are not to scale.

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



enquiries@rogerbalmerdesign.co.uk  
**ROGER BALMER DESIGN**  
 Client: Mr Miller  
 Project: The Annexe, Newmans Hall Farm  
 Scale: 1:1250 at A3  
 Date: December 2023  
 Del.: A/JD  
 Telephone  
 Drawing Site Location Drawing no.  
 Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing. © Roger A B

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>		59	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.