



**£275,000**

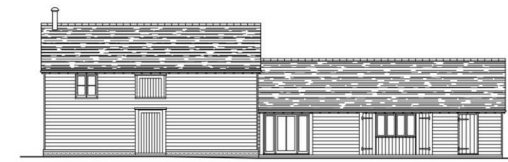
Offers Over  
Wimbish, Saffron Walden

A traditional Essex black boarded barn which benefits from planning permission for conversion to a unique home situated on a plot of 0.13 acres (STS) that backs on to open fields.

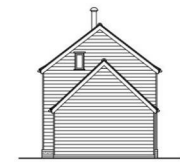
The property is in the hamlet of Howlett End, Wimbish which is less than 6 miles from the lovely market town of Saffron Walden and the train station at Audley End which gives direct access to London as well as the M11 giving access to Cambridge, and only 11 miles from the Flich town of Great Dunmow and 15 miles from Stansted Airport.

The property was granted full planning permission reference: UTT/23/2654/FUL on 4th April 2024, which is for:

“Proposed conversion and change of use of an existing vacant redundant agricultural building to 1 no. dwelling together with associated operational development and landscaping at Barn Opposite The Old Post Office Howlett End Thaxted Road Wimbish Essex”



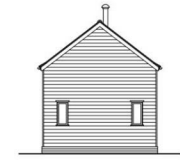
Proposed Front Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100

Schedule of Finishes

**Walls** - To be surfaced in black finished waterboarding over brickwork panels, retaining existing.

**Joinery** - To be surfaced with white pre-coloured finish.

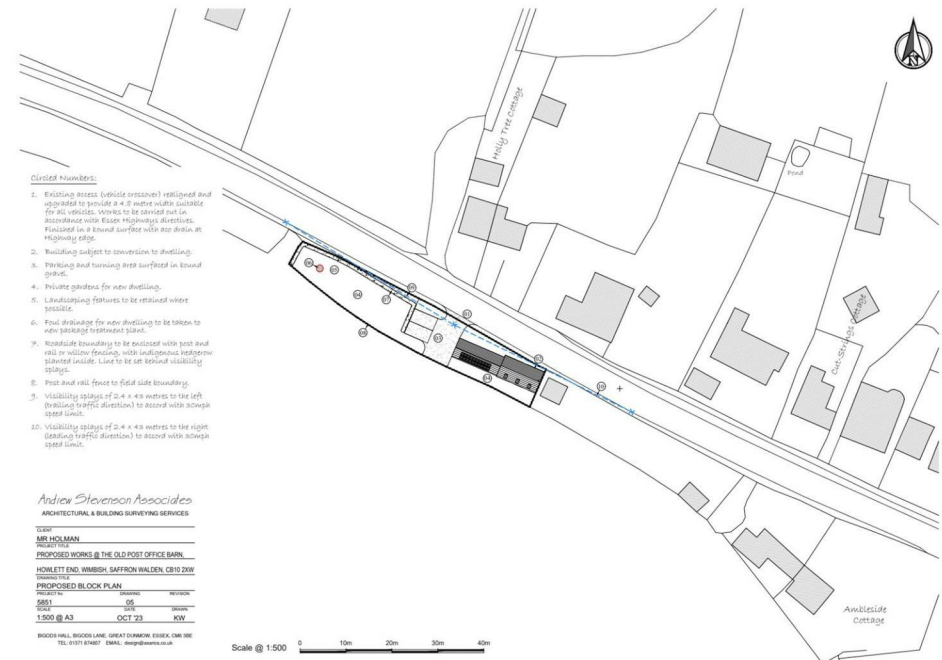
**Roof** - Roof slated to be surfaced in natural slate. Slaters panels to have facing roof slope as shown. Consideration to be given to rain of floor living area as indicated.

*Andrew Stevenson Associates*  
ARCHITECTURAL & BUILDING SURVEYING SERVICES  
BROOK HALL, BROOKS LANE, GREAT DUNMOW, ESSEX, CM8 3BE  
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CLIENT  
**MR HOLMAN**  
PROJECT TITLE  
**PROPOSED WORKS @ THE OLD POST OFFICE BARN,**  
**HOWLETT END, WIMBISH, SAFFRON WALDEN, CB10 2XW**

DRAWING TITLE		
PROJECT NO.	DRAWING	REVISION
5851	05	
SCALE	DWG	DRAWN
1:100 @ A3	OCT 23	AGKW

Scale @ 1:100 0 1m 2m 3m 4m 5m 6m 7m 8m



Classed Numbers:

- Existing access (vehicle entrance) realigned and upgraded to provide a 4.8 metre width suitable for all vehicles. Works to be carried out in accordance with Essex Highways Authority. Paved on a bound surface with one drive at Highway edge.
- Building subject to conversion to dwelling.
- Parking and turning area surfaced in bound gravel.
- Private gardens for new dwelling.
- Landscaping features to be retained where possible.
- Foul drainage for new dwelling to be taken to new parking/retained plot.
- Roadside boundary to be enclosed with two and half or willow fencing, with impervious redstone painted inside. Line to be set behind visibility splays.
- Front wall fence to detail side boundary.
- Visibility splay of 2.4 x 4.8 metres to the left (bearing traffic direction) to accord with 30mph speed limit.
- Visibility splay of 2.4 x 4.8 metres to the right (bearing traffic direction) to accord with 30mph speed limit.

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PROPOSED BLOCK PLAN  
DRAWING NO.  
5851  
SCALE  
1:500 @ A3  
DATE  
OCT 23  
DRAWN  
KW

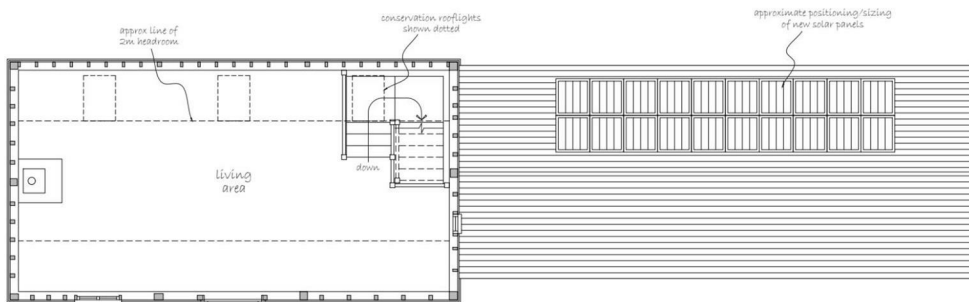
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Scale @ 1:500 0 10m 20m 30m 40m

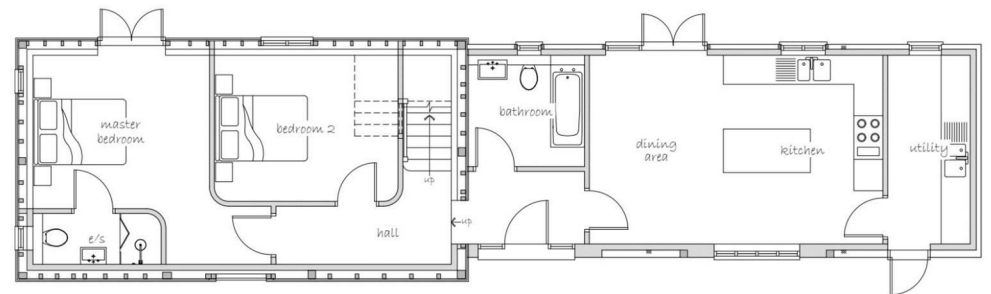








Proposed First Floor Plan - 1:50



Proposed Ground Floor Plan - 1:50

Scale @ 1:50

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 PROJECT TITLE  
 PROPOSED WORKS @ THE OLD POST OFFICE BARN,  
 HOWLETT END, WIMBISH, SAFFRON WALDEN, CB10 2XW

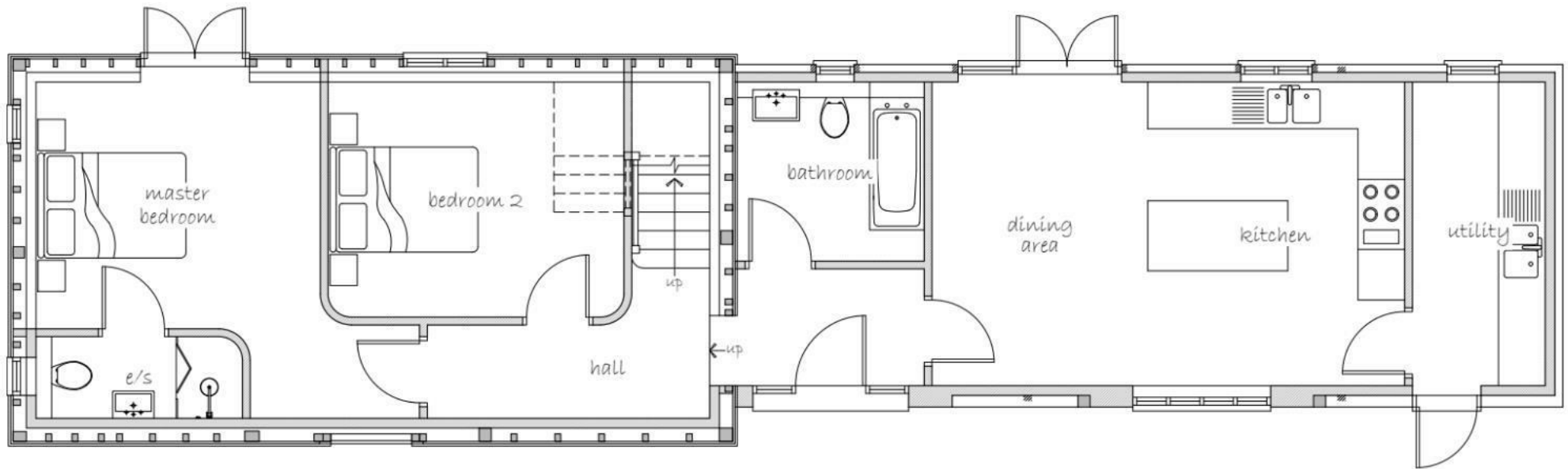
DRAWING TITLE  
 PROPOSED FIRST FLOOR PLAN  
 PROJECT No. 5851  
 SCALE 1:50 @ A3  
 DRAWING No. 07  
 DATE OCT 23  
 DRAWN BY AGKW

Scale @ 1:50

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 PROJECT TITLE  
 PROPOSED WORKS @ THE OLD POST OFFICE BARN,  
 HOWLETT END, WIMBISH, SAFFRON WALDEN, CB10 2XW

DRAWING TITLE  
 PROPOSED GROUND FLOOR PLAN  
 PROJECT No. 5851  
 SCALE 1:50 @ A3  
 DRAWING No. 08  
 DATE OCT 23  
 DRAWN BY AGKW



Proposed Ground Floor Plan - 1:50

Scale @ 1:50



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CLIENT	MR HOLMAN
PROJECT TITLE	PROPOSED WORKS @ THE OLD POST OFFICE BARN,
	HOWLETT END, WIMBISH, SAFFRON WALDEN, CB10 2XW

DRAWING TITLE		
PROPOSED GROUND FLOOR PLAN		
PROJECT No	DRAWING	REVISION
5851	06	
SCALE	DATE	DRAWN
1:50 @ A3	OCT '23	AG/KW



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