

Land & Barns at Monks Farm | Gestingthorpe Road | Great Maplestead | CO9 2RN

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**TOWN & VILLAGE**  
 PROPERTIES

*Land & New Homes*

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## Land & Barns at Monks Farm, Gestingthorpe Road, Great Maplestead, CO9 2RN

*“An exciting opportunity to acquire a unique development site with planning permission for the conversion of two agricultural barns to create three units, each to enjoy their own parking & gardens.”*

### Description

An exciting opportunity to acquire a unique development site with planning permission for the conversion of two agricultural barns under Class Q permitted development rights and to create three units comprising one detached single storey dwelling and two semi-detached two storey barn conversions. Each will enjoy their own parking and gardens and stand in a rural setting set slightly back from the road within this highly desirable village.

### About the Area

Great Maplestead, which in the past has been awarded “Best Kept Village in Essex,” is an undeniably attractive and thriving village with a good community feel. Local amenities include a highly regarded primary school. The nearby market towns of Halstead, Sudbury and Braintree provide further amenities and services, including a mainline service to London Liverpool Street from the latter.



### Planning Reference

24/01780/COUPA – “Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development - Change of use to 3 No. residential dwellings.”

### Local Authority

Braintree District Council

### Services

Private drainage.

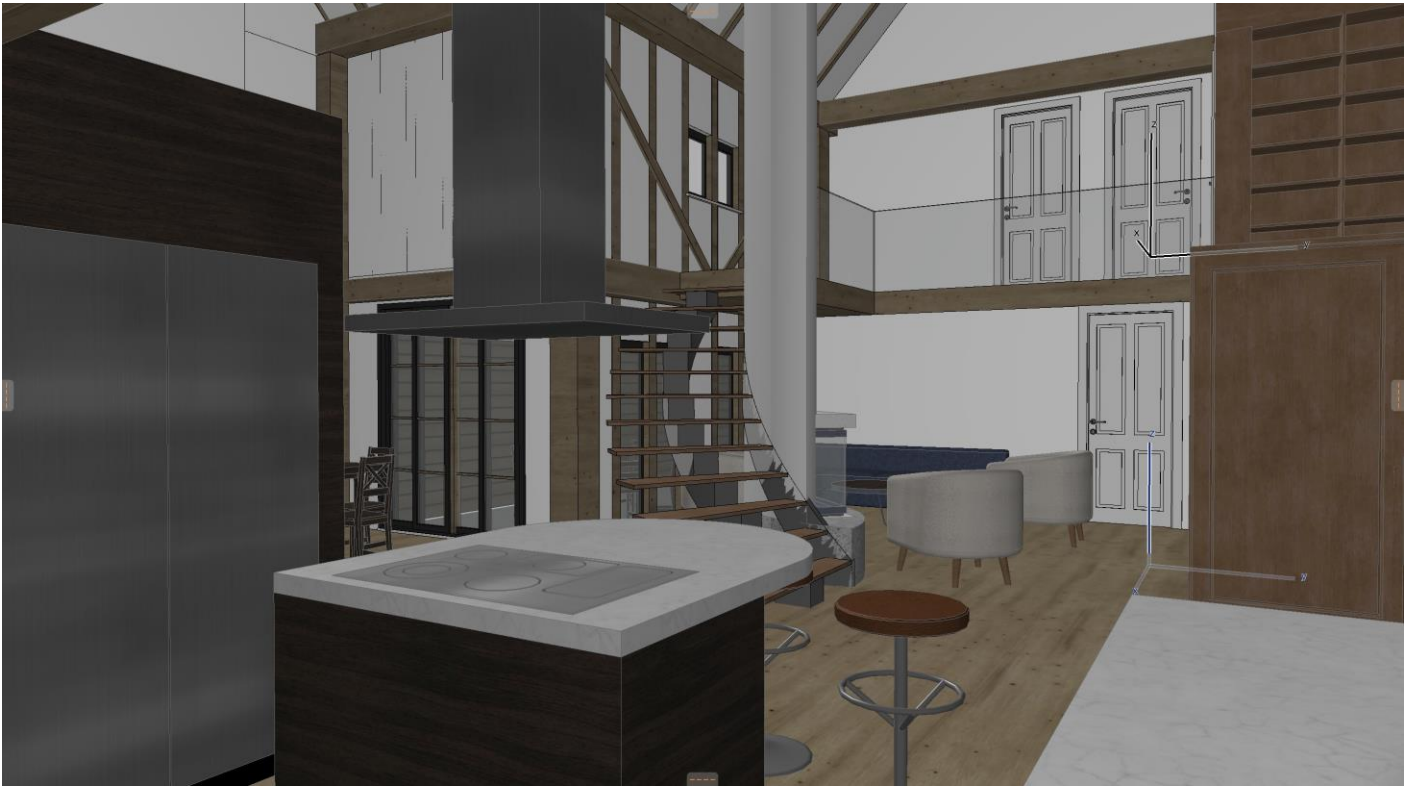
### Agents Notes

All covenants, restrictions and planning stipulations can be viewed by using the planning reference quoted above in the planning section of the Braintree District Council website.

### Viewing Arrangements

Strictly by appointment only with a member of the Town & Village team in attendance – please contact the office for further details or to arrange a viewing.



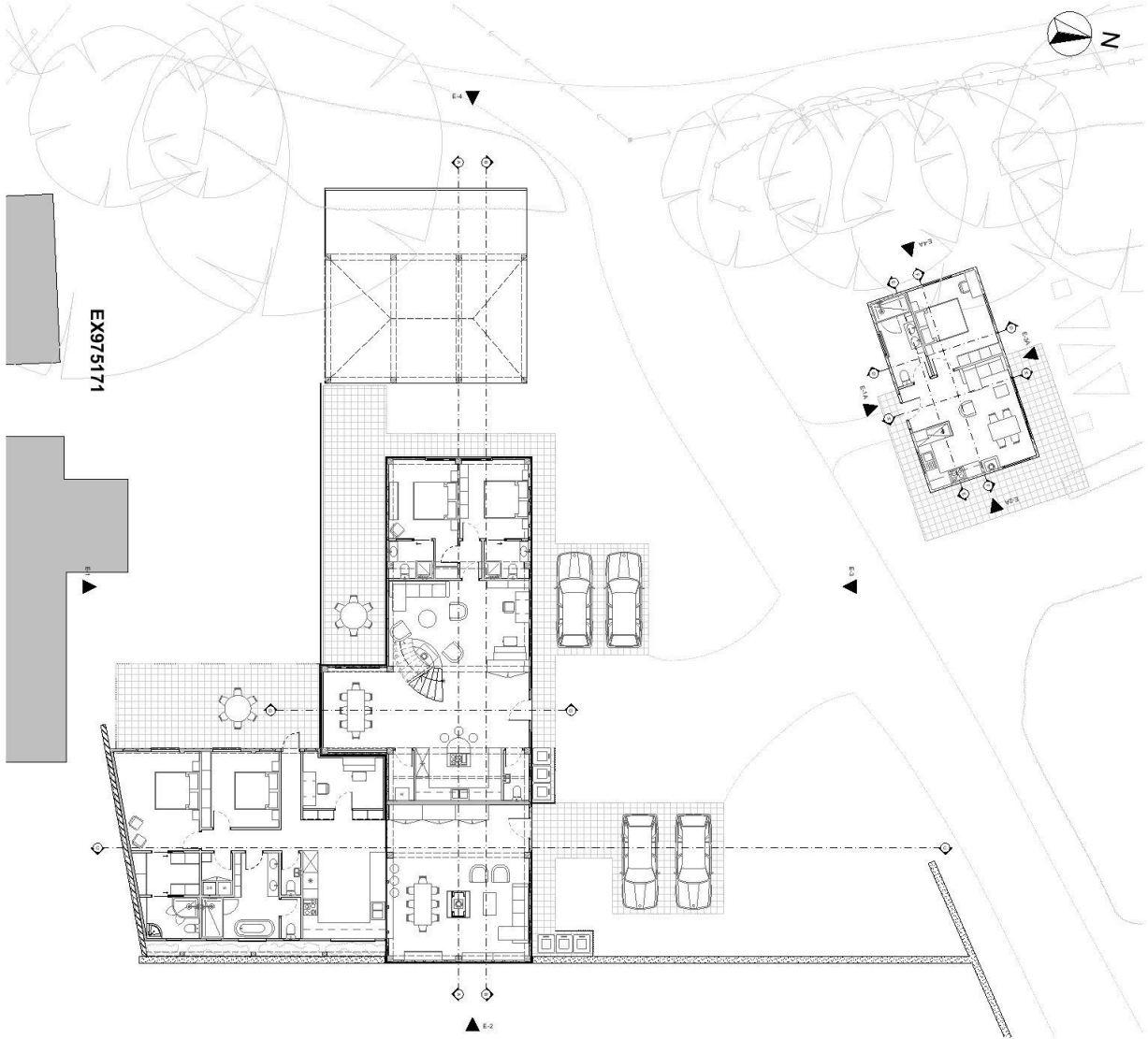






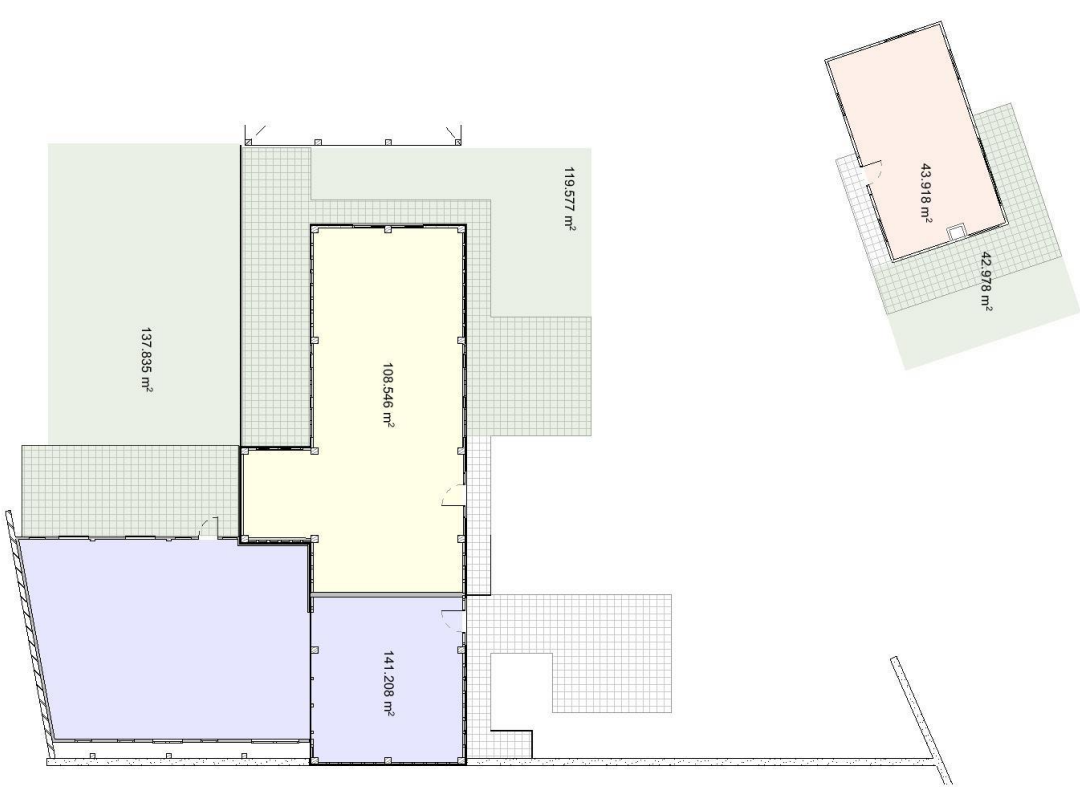
1 Ground Floor - Proposed

1:200

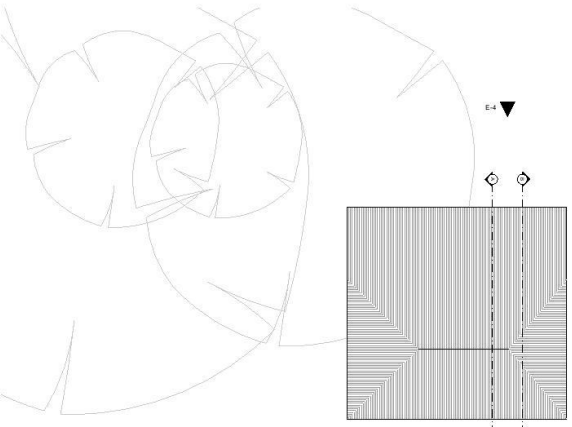
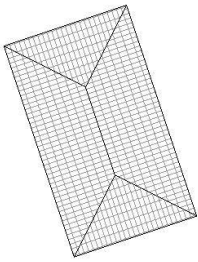
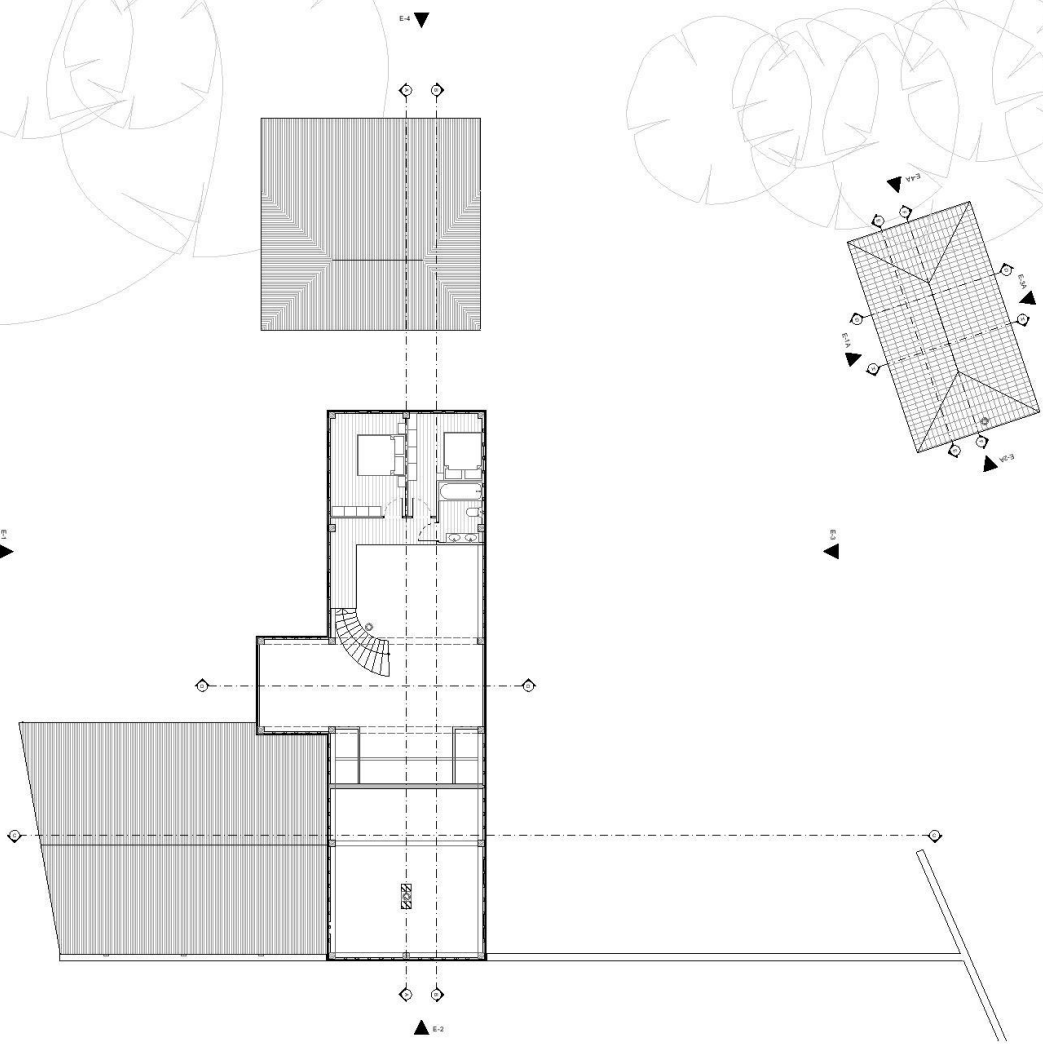
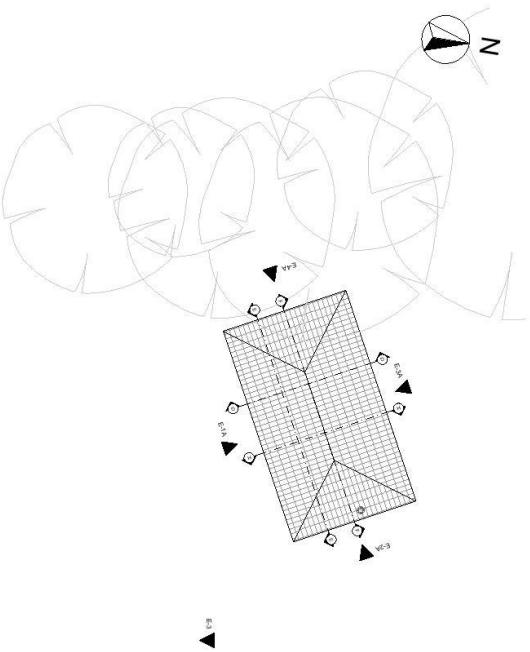


2 Ground Floor Zones

1:200



Purpose of Issue	status	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number		
WIP		1:200	009	van der Linden Architecture	MONKS FARM Geslingthorpe Road Great Maplestead, CO9 2RN	REEVE BROWN	Ground Floor - Proposed	project	number	rev
								MKS009	0127	

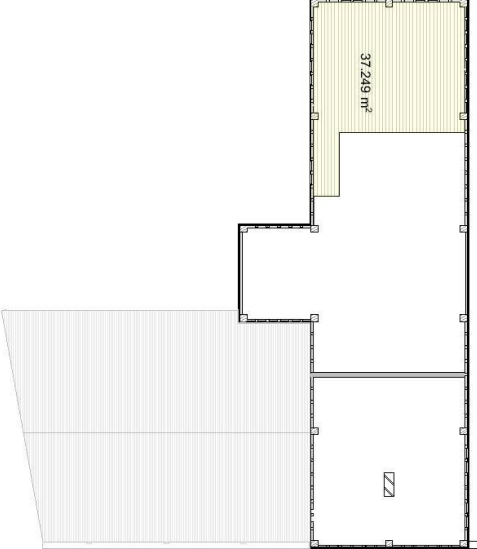


1 First Floor - Proposed

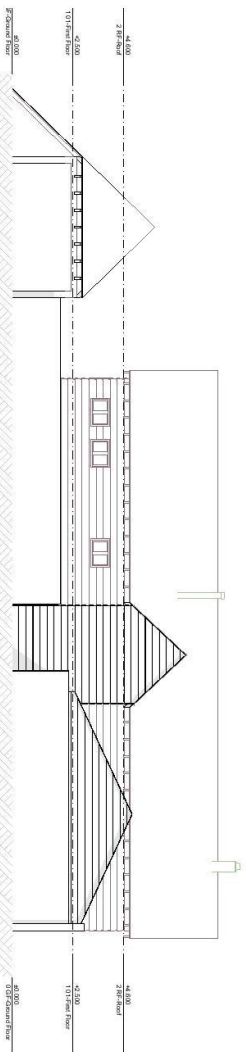
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2 First Floor Zones

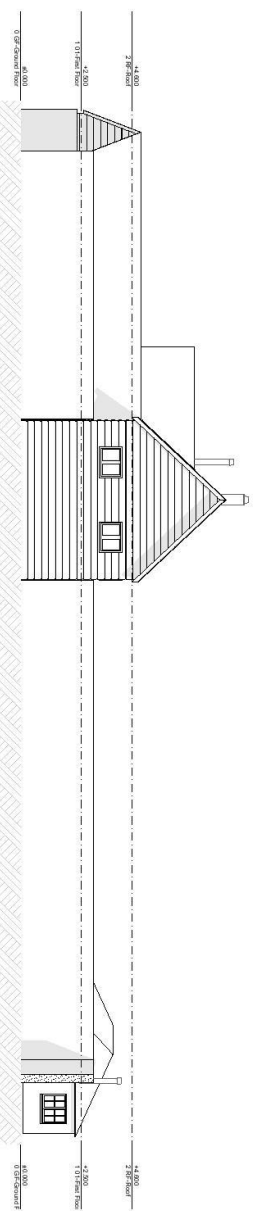
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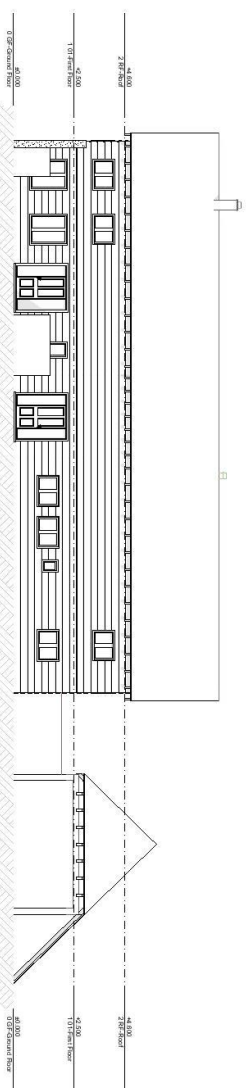
Purpose of Issue	status	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number		
WIP		1:200	009	van der Linden Architecture	<b>MONKS FARM</b> Geelginsthorpe Road Great Witley, CO9 2RN	<b>REEVE BROWN</b>	First Floor - Proposed	project	number	rev
								MKS009	0128	



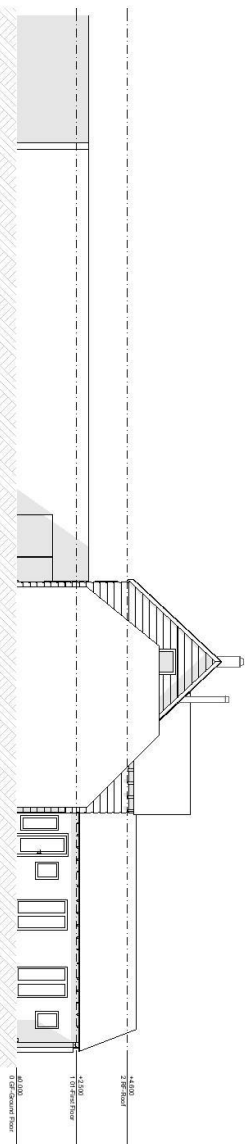
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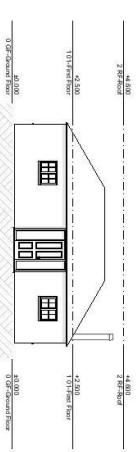
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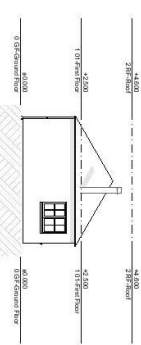
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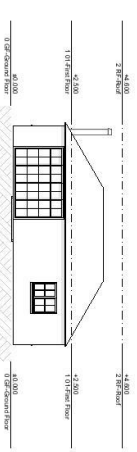
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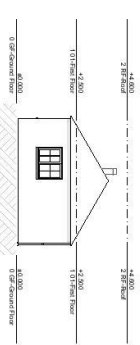
5	Elevation E-1A	1:200
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6	Elevation E-2A	1:200
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7	Elevation E-3A	1:200
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8	Elevation E-4A	1:200
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Purpose of Issue	Status	Scales @ A3 1:200	Project No. 009	Originator van der Linden Architecture	Project <b>MONKS FARM</b> Geethoporne Road Great Manildraford COB 2RN	Client <b>REEVE BROWN</b>	Layout Title <b>Elevations - Proposed</b>	Drawing Number project MKS009 number <b>0275</b> rev
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## TOWN & VILLAGE PROPERTIES

Registered address:  
Unit 81, Claydon Business Park  
Great Blakenham  
Ipswich  
England  
IP6 0NL

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)

Boxford  
2a Broad Street, Boxford, Suffolk, CO10 5DX  
01787 704200

Needham Market  
87a High Street, Needham Market, Suffolk, IP6 8DQ  
01449 722003

London  
121 Park Lane, London, W1K 7AG  
020 7409 8403