



Semi-detached barns at Monks Farm | Gestingthorpe Road | Great Maplestead | CO9 2RN

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PROPERTIES

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## Semi-detached barns at Monks Farm, Gestingthorpe Road, Great Maplestead, CO9 2RN

*“An exciting opportunity to acquire an agricultural barn with planning permission for two semi-detached barn conversions, each with parking & gardens.”*

### Description

An exciting opportunity to acquire an agricultural barn under Class Q permitted development rights and with planning permission for the conversion for two semi-detached two storey 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.



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