



Detached: Chelmsford

**Guide Price
£585,000**

CHELMSFORD OFFICE

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

01245 231123

Wheats Farmhouse offers a rare opportunity to renovate (or redevelop, subject to planning) an existing 3 bedroom red brick, detached house in an idyllic setting, set in open countryside within reach of Chelmsford, Great Dunmow, Braintree and Bishops Stortford.

DETAILS

LOCATION

Wheats Farmhouse is 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 FARMHOUSE - GUIDE PRICE Â£585,000

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.

The accommodation extends to approximately 141 sqm / 1,518 sqft and consists of:

- Entrance Hall
- Kitchen
- Utility
- Lounge
- Dining Room
- 3 Bedrooms
- Bathroom
- Cellar

EPC

The property is classed as Band E.

Council Tax

The property is assessed as Council Tax Band F.

Town Planning

It is considered the property has excellent prospects for extension utilising permitted development rights or re-development (subject to the necessary consent).

Prospective purchasers must satisfy themselves as to the availability of planning for their proposed use.

Services

Mains water and mains electricity are connected. There is private foul drainage.

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

Boundary

The Purchaser will install a post and rail fence with rabbit netting along the new boundary with the adjoining field marked A - B within 3 months of completion.

Adjoining Development Plot Available

Wheats Farm Barns lie adjacent to Wheats Farmhouse. These former agricultural buildings have planning consent for conversion to two substantial dwellings (Ref: UTT/23/1059/FUL).

[Click Here For Further Information.](#)

LEGAL

NOTICE

Whirlledge & 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. Whirlledge & 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 Whirlledge & 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.

**Whirledge
&Nott**

Land • Property • Development



Sales Plan
Scale 1:500

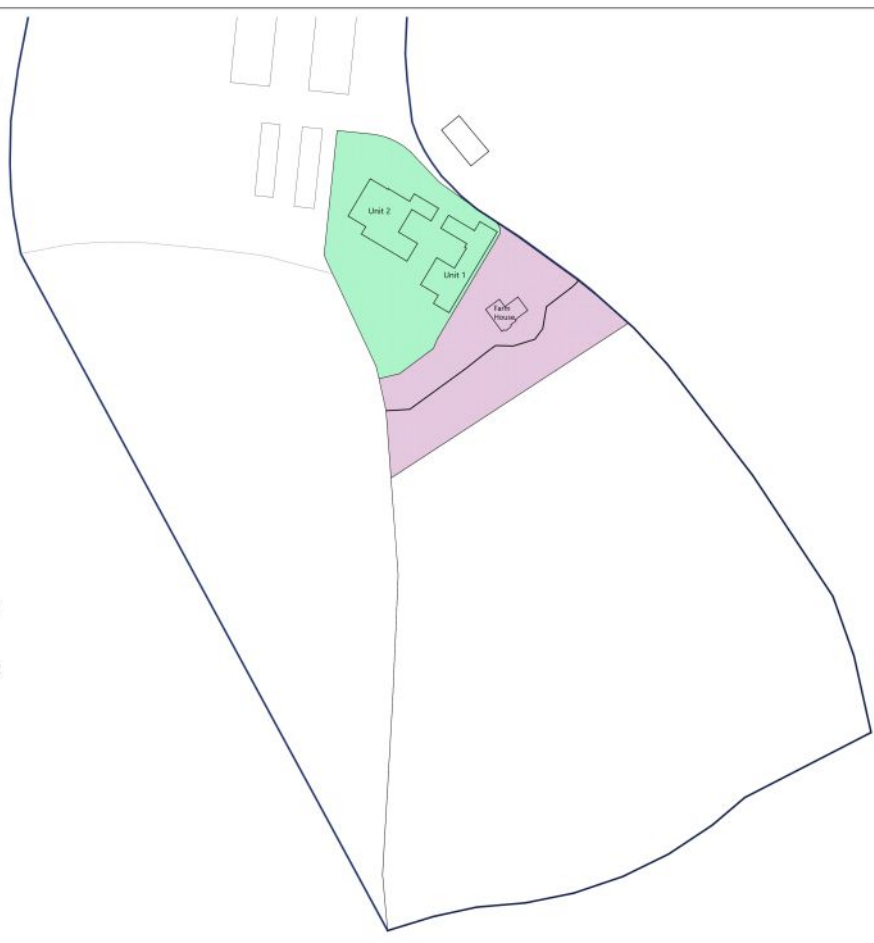


All dimensions to be scaled from drawing. All dimensions to be checked on site.
Any discrepancies between this drawing and any information given elsewhere
are to be applied to this drawing.
© ABC

10m 0m 5m

Key :-

-  - Lot 1
-  - Lot 2



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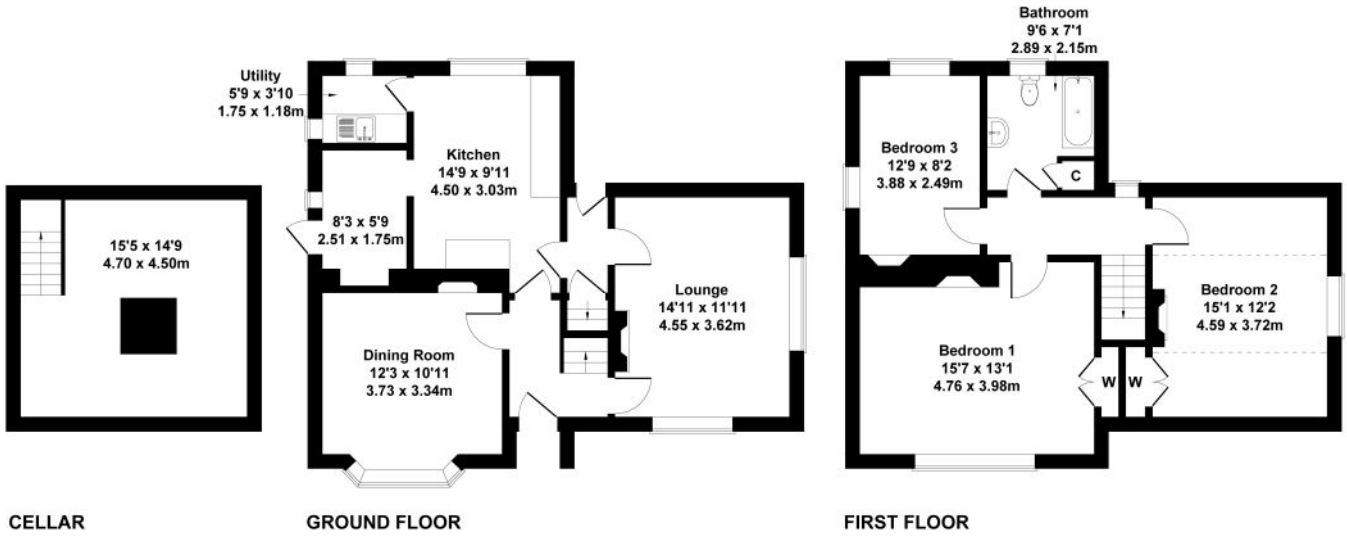
Proposed Development at
Wheats Farm, Chelmsford, Essex, CM3 1HW

Sales Plan
Lots 1 & 2

1:500 24/06/2024 1223

Wheats Farm House

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2021
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