



Barn: Stisted

£700,000

CHELMSFORD OFFICE

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

01245 231123

A substantial barn with consent for conversion to create an imposing four-bedroom dwelling, with a separate detached two bedroom annexe with work room / office, in open countryside on a large plot.

- Main dwelling: 369sqm / 3973.92sqft
- Annexe: 121.5sqm / 1307.82sqft
- Total plot: 0.71ha / 1.75ac.

DETAILS

DESCRIPTION

Boulwood's Farm Barns offer an opportunity to create a substantial countryside dwelling with farmland views, together with an associated separate annexe with work space.

LOCATION

The property is located in the hamlet of Rayne Hatch enjoying countryside views. The property is accessed from the highway via a byway which fronts the main dwelling.

THE DEVELOPMENT

The consented development includes development of the existing barns on the site to provide:

Main Dwelling:

Ground floor:

- Sitting room with vaulted ceilings
- Kitchen / dining room with vaulted ceiling
- WC
- Bedroom with ensuite
- Games room with vaulted ceiling

1st floor:

- Master bedroom with ensuite and dressing area with glazed walkway
- Bed 3 - ensuite
- Bed 4 - ensuite
- Bathroom

Annexe:

Ground floor:

- Kitchen /dining room
- Living room
- WC
- Office / workspace

1st floor:

- Bedroom 1
- Bedroom 2
- Bathroom

The consent includes a cart lodge for vehicle parking.

TOWN PLANNING

The local planning authority is Braintree District Council.

Planning permission was granted on 25th September 2023 under application number 23/02415/FUL. A copy of the decision notice and approved plans are attached. A planning pack is available from the selling agents.

Please note the annexe is to be occupied in association with the main dwelling. It is not an independent dwelling.

LEGAL

EPC

An Energy Performance Certificate is not applicable at this time.

OVERAGE

The property is sold subject to overage. The purchaser or their successors in title will pay the vendor 25% of the increase in value if the annexe becomes an independent dwelling within 20 years of the sale.

SERVICES

Mains electricity is available on site. An easement is agreed for water to be bought over neighbouring land. There is no existing foul service.

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

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHT OF WAY

The land is sold subject to all existing covenants, easements and rights of way.

BOUNDARIES AND AREAS

The land is partly unfenced and the purchaser should make themselves aware of the boundaries of the property. The purchaser will be obliged to fence the boundaries post completion.

Measurements and areas quoted are approximate.

Boulwood Farm Barns, Rayne
Hatch, Stisted, CM77 8BY

