



Residential Land: Rochford

**Guide Price
£450,000**

CHELMSFORD OFFICE

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

01245 231123

East Hall Barn is located on the edge of the popular hamlet of Paglesham with open countryside views.

The site has planning consent for conversion of one barn to a substantial 3 bedroom dwelling extending to approximately 273 Sq. m / 2,938 Sq Ft GIA, and the demolition of adjoining modern buildings .

The plot extends to approximately 0.26 hectares / 0.65 acres.

DETAILS

DESCRIPTION

The property is situated on Easthall Road close to the popular and picturesque hamlet of Paglesham. This is a unique opportunity to convert a traditional barn into a substantial 3 bedroom home with open plan living accommodation, in a countryside location within close proximity to local amenities.

LOCATION

Paglesham is located 6km west of Rochford on the Rochford Hundred

penisular. Paglesham enjoys a network of footpaths offering access to the countryside and views over the River Crouch and Paglesham Creek. Paglesham has a yacht club, sailing facilities and the reknowned Pough and Sail pub house.

Rochford train station is approximately 5.5 miles by road with central Southend approximately 9 miles road.

THE PROPERTY

Planning permission has been obtained for the removal of several obsolete barns, leaving the traditional timber framed barn for conversion. The current plans confirm permission for conversion to a sustaintial 3 bedroom dwelling extending to approximately 273 Sq m / 2,938 Sq Ft GIA including:

- Vaulted open plan living, dining and kitchen area
- Utility
- Shower room
- WC
- Study
- Plant room
- Galleried stair case to the first floor
- Master bedroom with ensuite
- Bedroom 2
- Bedroom 3
- Bathroom

TOWN PLANNING

The local planning authority is Rochford District Council.

Planning permission was granted for the conversion under application **22/00160** dated 12th July 2023.

Details of the planning documents are available via the local planning authority website.

Prospective purchasers must satisfy themselves in regard Town Planning and their proposed use of the property.

The Barn is on the Rochford District Council Local List and identified as a Local Heritage Asset.

LEGAL

SERVICES

Prospective purchasers must make their own enquiries in regard to the availability and suitability of services.

VIEWING

Strictly by appointment. Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

RESTRICTIVE COVENANTS OVERAGE & EASEMENTS

The property is sold subject to a restrictive covenant requiring the property to be used as a single residential dwelling. An overage will be imposed requiring a purchaser or successor in title to pay 25% of any increase in value if planning permission is obtained for the site to be sub-divided into 1 or more dwellings. This overage will apply for 15 years. The overage will not trigger for the conversion of the proposed dwelling.

The purchaser will have access onto the clients retained land (to the western elevation of the property) for erection of scaffold during construction and for maintenance purposes.

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

METHOD OF SALE

The property is being offered for sale by private treaty.

Please note that the vendor is a relative of an employee within Whirledge and Nott.

East Hall Barn, East Hall Road,
Paglesham, Rochford, Essex,
SS4 2DU

**Whirledge
&Nott**

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