

Land Adj 13 Bayley Street, Castle Hedingham, Halstead, Essex, CO9 3DQ



**For Sale**

**Prime Residential  
Building Plot  
0.23 Acres  
(0.09ha)**

- Offers in Excess of £300,000
- Truly unique residential setting opposite Castle grounds
- Within Defined Village Development Boundary
- Scope for One or Two Individually designed dwellings STPP
- Popular Residential Village
- Positive Pre-Application Response



- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



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worldwide

# Details

## Location

The plot is located on the northern edge of the historic village of Castle Hedingham approximately 9.5 miles north of Braintree and 7.1 miles south east of Sudbury.

Castle Hedingham benefits from a good range of local amenities including a local primary school, childrens nursery and village shop as well as tourist attractions; the Colne Valley Railway, and Hedingham Castle.

The neighbouring village of Sible Hedingham offers a wider range of shopping and other facilities. The A1017 trunk road provides a direct road link to Cambridge to the north east and Braintree and the A120 trunk road to the south.

The property is accessed from Bayley Street.

## Description

The property comprises a single building plot previously part of the garden to No. 13, a detached bungalow with frontage to Bayley Street of some 66 metres. The land is bordered on three sides by mature hedges and laid to lawn with some smaller fruit trees and shrub borders.

The ground is roughly rectangular in shape and slopes gently from north to south. There is a return frontage to Castle Lane. The surrounding properties to the west, east and south are largely residential and situated to the north are the grounds of the Grade 1 Listed Hedingham Castle.

The land extends to approximately 0.23 acres (0.09 hectares).

## Planning

The site is located within Braintree District Administrative Area. The Adopted Local Plan shows the land as being situated within the development boundary of the village and within a Conservation Area.

Pre Application Advice received from Braintree and Planning Services suggest that the Council and their Heritage adviser would support an application for the development of the Plot as a single 4/5 bed bungalow in accordance with the attached layout plan (Option 2) subject to conditions including the provision of a shared access from Bayley Street.

Alternatively, purchasers may wish to pursue other development options subject to conditions. Interested parties are advised to conduct their own searches and contact the Local Planning Authority.

## Local Authority

Braintree District Council  
Causeway House  
Bocking End  
Braintree  
CM7 9HB  
Tel 01376 557779

## Terms

The site is offered for sale freehold by private treaty.

## Guide Price

Offers in excess of £300,000 subject to contract

## Particulars

Prepared August 2020.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by prior appointment with the sole agent:

## Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

**01245 261 226**

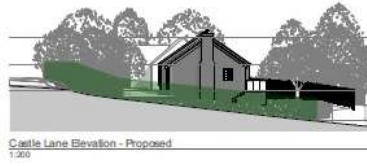
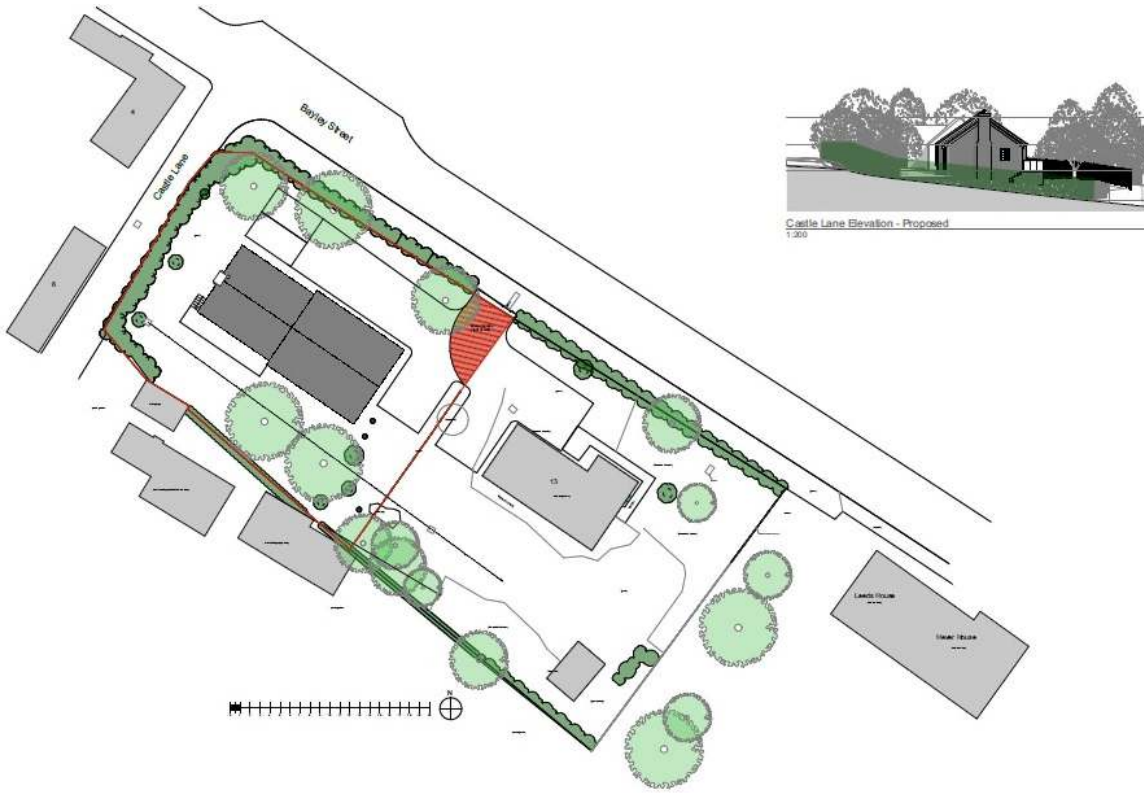
**fennwright.co.uk**

Contact

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Louisa Hunt - lmh@fennwright.co.uk

# Details



Site Plan - Proposed  
1:200





For further information

**01245 261 226**

[fennwright.co.uk](http://fennwright.co.uk)

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