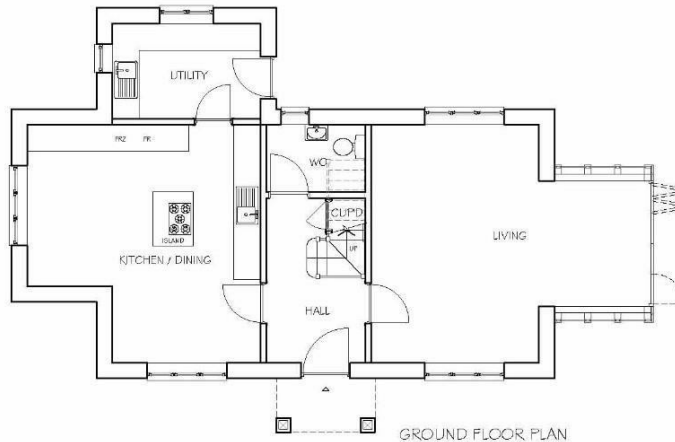


FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)

## GAINSFORD END, TOPPESFIELD, HALSTEAD

£290,000

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## GAINSFORD END, TOPPESFIELD, HALSTEAD

£290,000

- Building Plot
- Planning Permission Granted
- Planning Reference:- 23/01053/REM
- Utility Room & Cloakroom
- Driveway & Garden
- Proposed Four Bedroom Detached Country Home
- Quiet Location
- Living Room & Kitchen/Dining Room
- En-Suite & Family Bathroom
- Viewing Advised

Located in the quiet hamlet of Gainsford End is the building plot with planning permission for a four bedroom detached country home. The proposed ground floor accommodation comprises:- living room, kitchen/dining room, utility room and cloakroom. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the proposed property will benefit from driveway parking and an enclosed garden.

### Proposed Accommodation

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Utility Room
- Living Room
- First Floor Landing
- Principal Bedroom
- En-Suite
- Bedroom Two
- Bedroom Three

Bedroom Four  
Family Bathroom

### Planning Headline

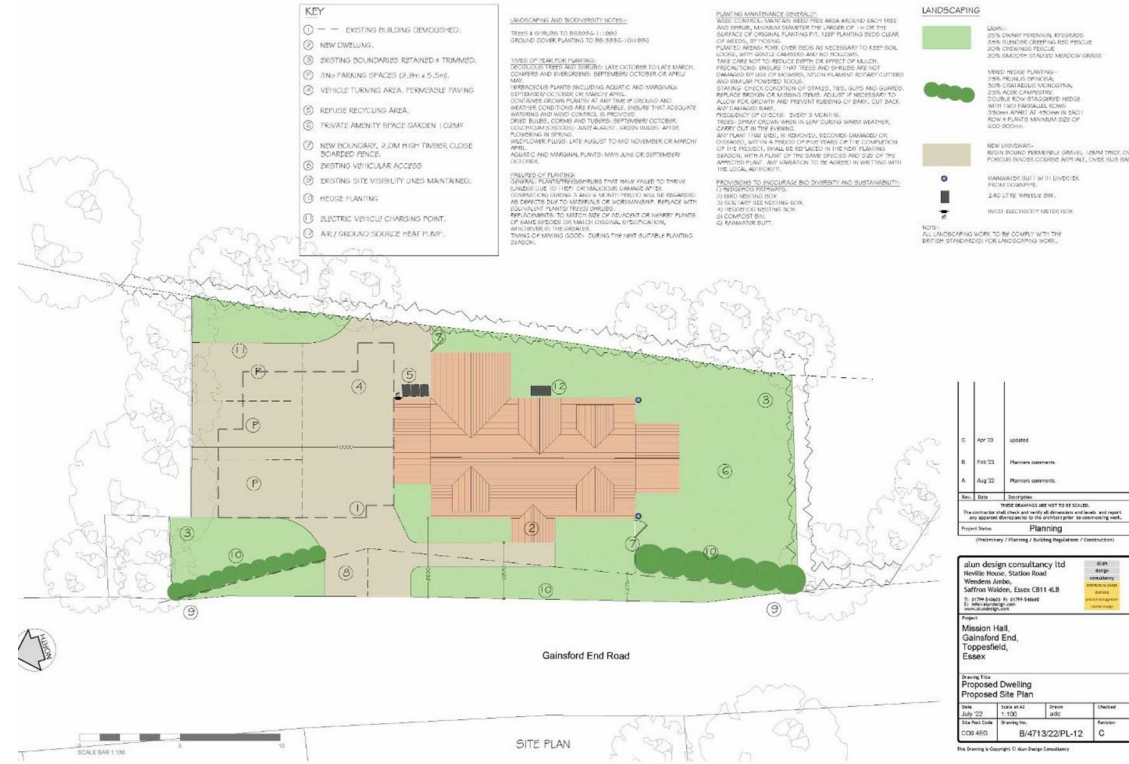
Application for the approval of reserved matters (in respect of, layout, scale, appearance and landscaping) pursuant to outline planning permission 21/00574/OUT granted 20.04.2022 (Allowed on appeal) for: the demolition of redundant place of worship, and erection of 1 No. detached dwelling.

### Utilities

Water, Electric and private drainage on site but may need updating.

### Agents Notes

The details have been collated in good faith with the current owners and do not constitute as any legal documentation. These are merely a guideline of the site on offer and do not provide exact boundaries.



# GAINSFORD END, TOPPESEFIELD, HALSTEAD

£290,000

