



Ponyacres Barn, Rotten End, Wethersfield, Braintree, CM7 4AL

welcome to

Ponyacres Barn, Rotten End, Wethersfield, Braintree

Ponyacres Barn is a former agricultural, single storey barn with full planning permission granted by Braintree District Council for a 3 bedroom dwelling. There is room for a mezzanine floor to be laid to enable further expansion (subject to planning).



Agent Note

It is our understanding that the Freehold title is pending registration at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

Agent Note

Planning permission ref number 22/00395/FUL. The site was granted full planning permission on appeal in April 2023. Further information and associated conditions can be found on Braintree District Council Planning website



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Ponyacres Barn, Rotten End, Wethersfield Braintree

- About 1.06 acres.
- Attractive rural setting.
- Bridleways and footpaths
- In surrounding area
- Exciting opportunity to acquire a barn

Tenure: Freehold EPC Rating: Exempt

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR109418 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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