



HILL FARM/ROSEWOOD, MILL ROAD, BRAINTREE, CM7 4QQ

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Prestige & Village are proud to be able to offer this incredible opportunity to acquire and develop this small holding/campsite business. Sitting in its own grounds extending to 18 acres of rolling countryside, Hill Farm/Rosewood sits on the outskirts of the picturesque and sought after village of Great Bardfield. Planning permission has been granted to convert an existing barn into an attractive two bedroom dwelling. There is also potential to develop two further substantial outbuildings, subject to planning. These buildings are currently used as facilities for the camping business and a further large barn (please see photos and drone video). The picturesque panoramic views, over rolling countryside, are bordered in part by the River Pant. The lower portion of the plot is currently utilised as a camping venue, generating a five figure income (however, the potential income is much higher as the current proprietors are only running half the pitches that could be utilised). An approved application allows for additional land use, permitting a total of 15 tent pitches (seven extra tent pitches during May to September) and an additional four pitches for campervans, RVs or caravans during the months of April to October (Planning Application Ref: 21/00861/FUL). Hill Farm and the existing bungalow, Rosewood, currently consists of two bedrooms, a sitting room, dining room, recently fitted kitchen, large conservatory and a bathroom (please see floorplan) and offers comfortable accommodation during construction. Braintree District Council has granted planning approval (17/01851/FUL) for the construction of a modern, detached country residence with four bedrooms (although we understand that this could be enlarged if required). The footings for the new dwelling have been laid so the planning is still current and the new dwelling will serve as a replacement for the existing property.





- \*\*\*\*\*Exceptional Opportunity for Development Call to Book\*\*\*\*\*
- \*\*\*\*Large Income Generating Business Opportunity\*\*\*\*
- Planning for 3000 sq ft Detached Luxury Residence
- Further Planning for Two Bedroom Barn Conversion
- Two Further Outbuilding with Potential for Conversion/Replacement Subject to Planning
- Two Bedroom 1400 sq ft Property to Occupy while Development Proceeds
- Situated in The Sought After Area of Great Bardfield
- 18 Acres of Rolling Countryside with Ponds and a River
- Viewing Absolutely Essential to Appreciate this Opportunity
- A Motorised Tour of The Grounds is Available on Request





### PORCHWAY

Leading to-

### ENTRANCE HALL

9'10 x 5' (3.00m x 1.52m)

### LIVING ROOM

14'7 x 11'3 (4.45m x 3.43m)

### FAMILY ROOM

14'6 x 13'8 (4.42m x 4.17m)

### SUNROOM/CONSERVATORY

12' x 8'3 (3.66m x 2.51m)

### RECENTLY REFITTED KITCHEN

13'2 x 10'3 (4.01m x 3.12m)

### UTILITY ROOM

9'2 x 5'9 (2.79m x 1.75m)

### SHOWER ROOM

5'10 x 4'6 (1.78m x 1.37m)

### COVERED SIDE PORCHWAY

14'11 x 8'3 (4.55m x 2.51m)

### BEDROOM ONE

13'10 x 9'10 (4.22m x 3.00m)

### BEDROOM TWO

8'10 x 8'3 (2.69m x 2.51m)

### FAMILY BATHROOM

9'2 x 5'10 (2.79m x 1.78m)

### FRONT BARN

Planning passed for conversion to a two bedroom dwelling

### FACILITIES FOR THE CAMPSITE (BARN)

Three separate shower and washing units in the same structure (possible conversion subject to planning)

### LARGE BARN

High probability to convert to detach residence

### TWO LARGE MAN MADE PONDS

Offering superb wildlife to compliment the campsite

### THE RIVER PANT

Runs along the northern border

### SEVERAL OUTBUILDING FOR ANIMAL HOMING

Currently Houses Wallabies, Chickens, Alpaca's and more

### 18 ACRES OF STUNNING ROLLING COUNTRYSIDE

See photographs and drone video

### A PITCH & PUTT GREEN FOR CAMPERS ENTERTAINMENT

This could be further developed if required

### FURTHER SHEDS & OUTBUILDINGS

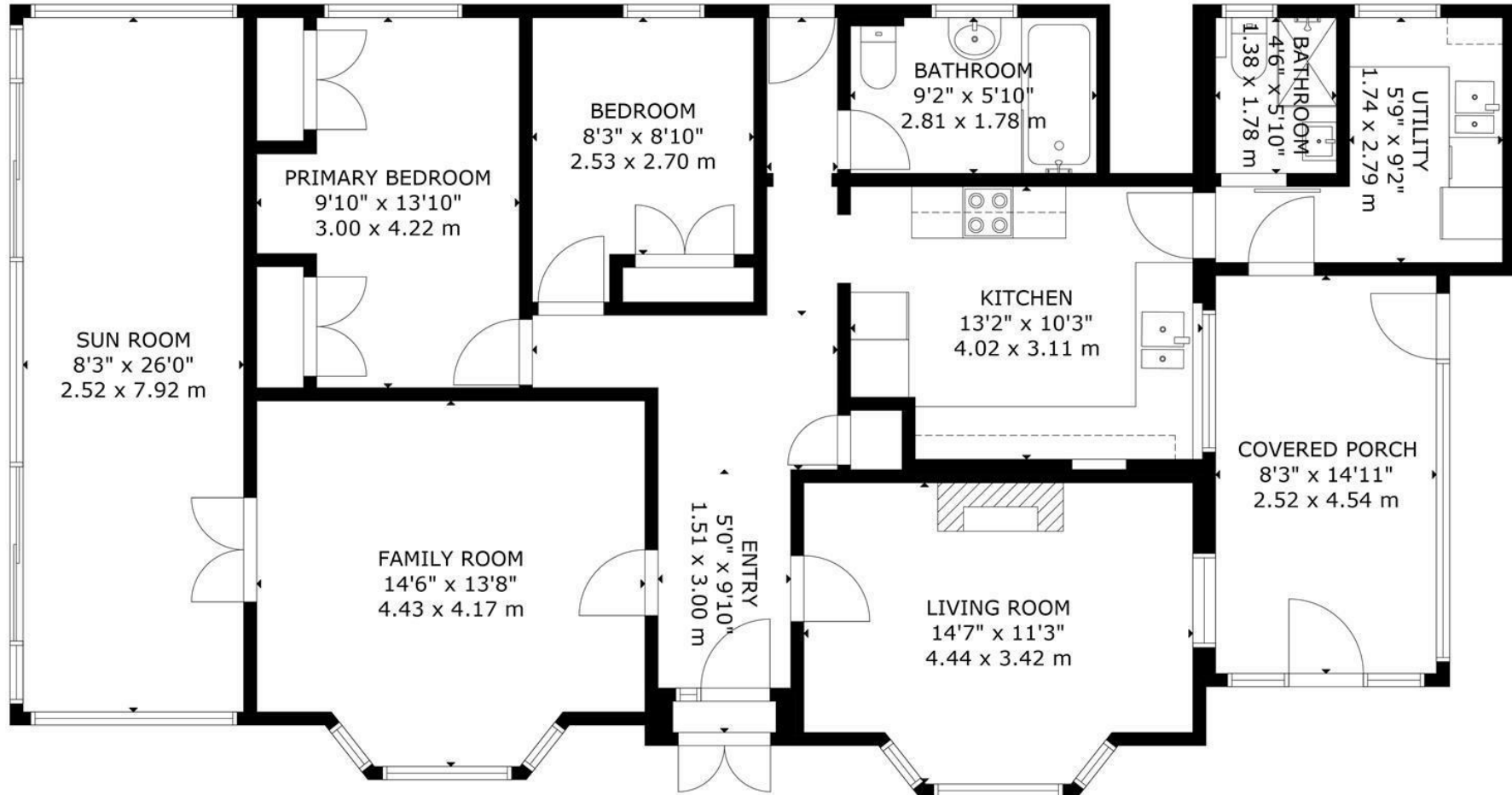
A selection of picnic tables





# HILL FARM, GREAT BARDFIELD, MAIN HOUSE:

Total Approximate Internal Area: 130m sq/ 1400 sq ft



GROUND FLOOR: 130 m<sup>2</sup>/1,400 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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