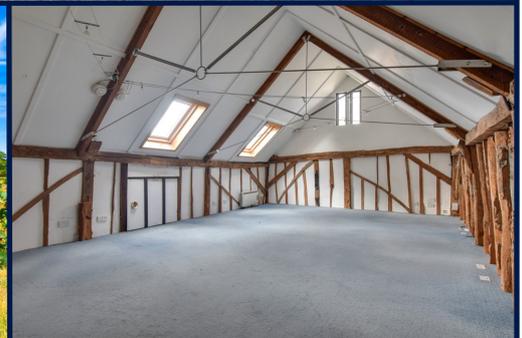


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GREAT BARDFIELD, BRAINTREE

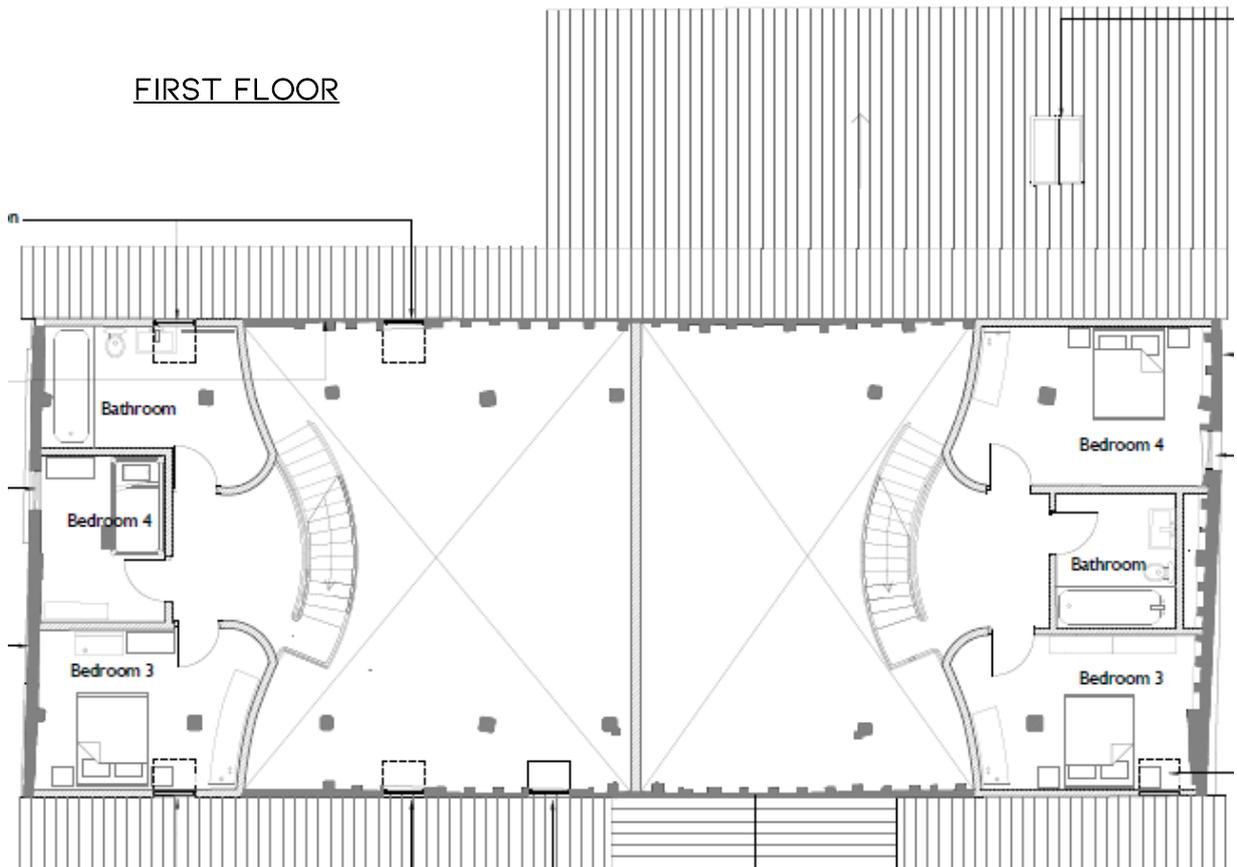
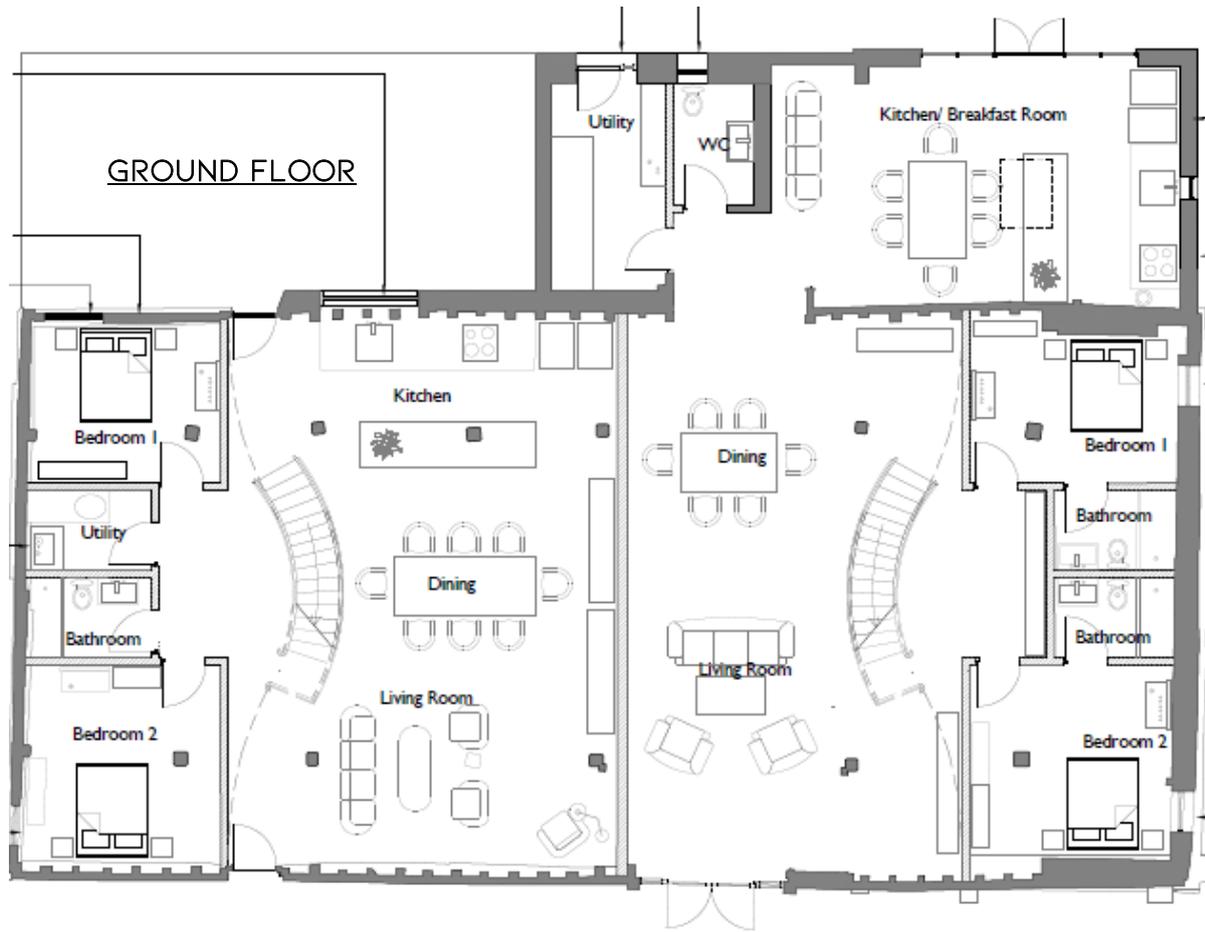
DEVELOPMENT OPPORTUNITY £900,000 – £930,000

- DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION FOR 3 CONVERSIONS AND 1 NEW BUILD
- GRADE II LISTED BARN
- RURAL VILLAGE LOCATION
- BARN CONVERSION
24/02436/FUL & 24/02437/LBC
- OFFICE CONVERSION & NEW BUILD
23/02703/FUL & 24/02426/VAR
24/00552/VAR

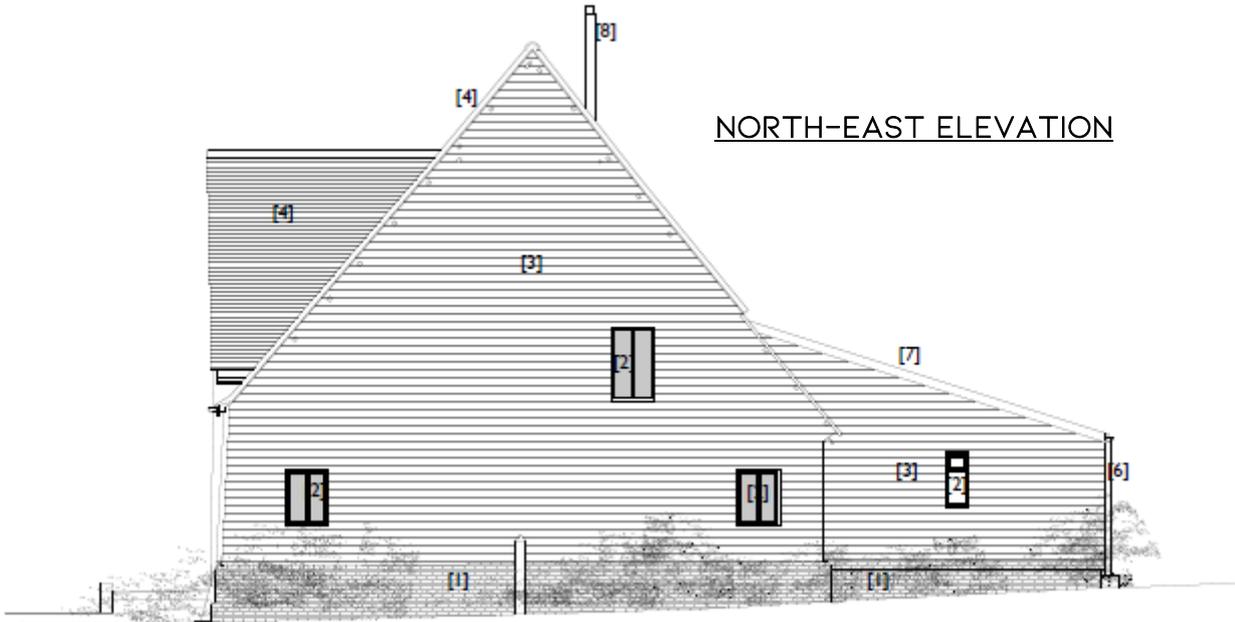




BARN CONVERSION PROPOSED FLOORPLANS:



BARN CONVERSION PROPOSED ELEVATIONS:



NORTH-EAST ELEVATION

SOUTH-EAST ELEVATION

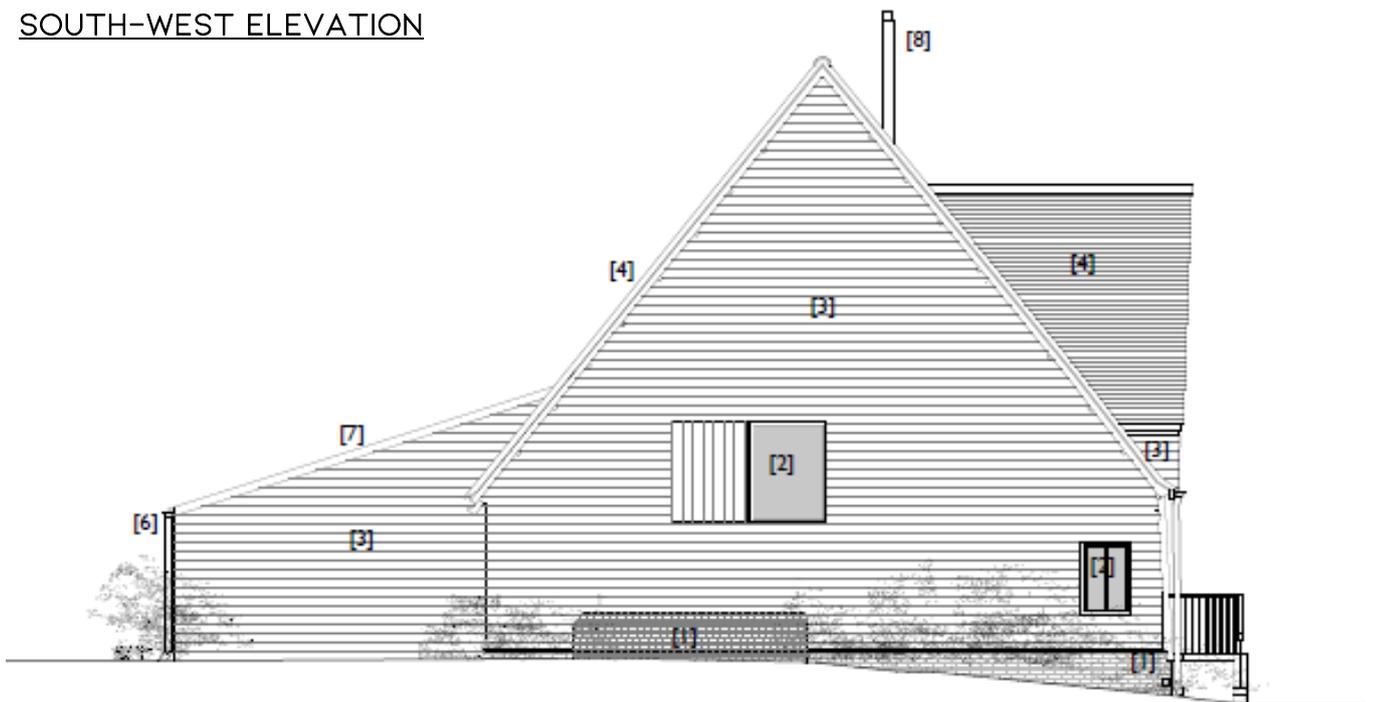


BARN CONVERSION PROPOSED ELEVATIONS:

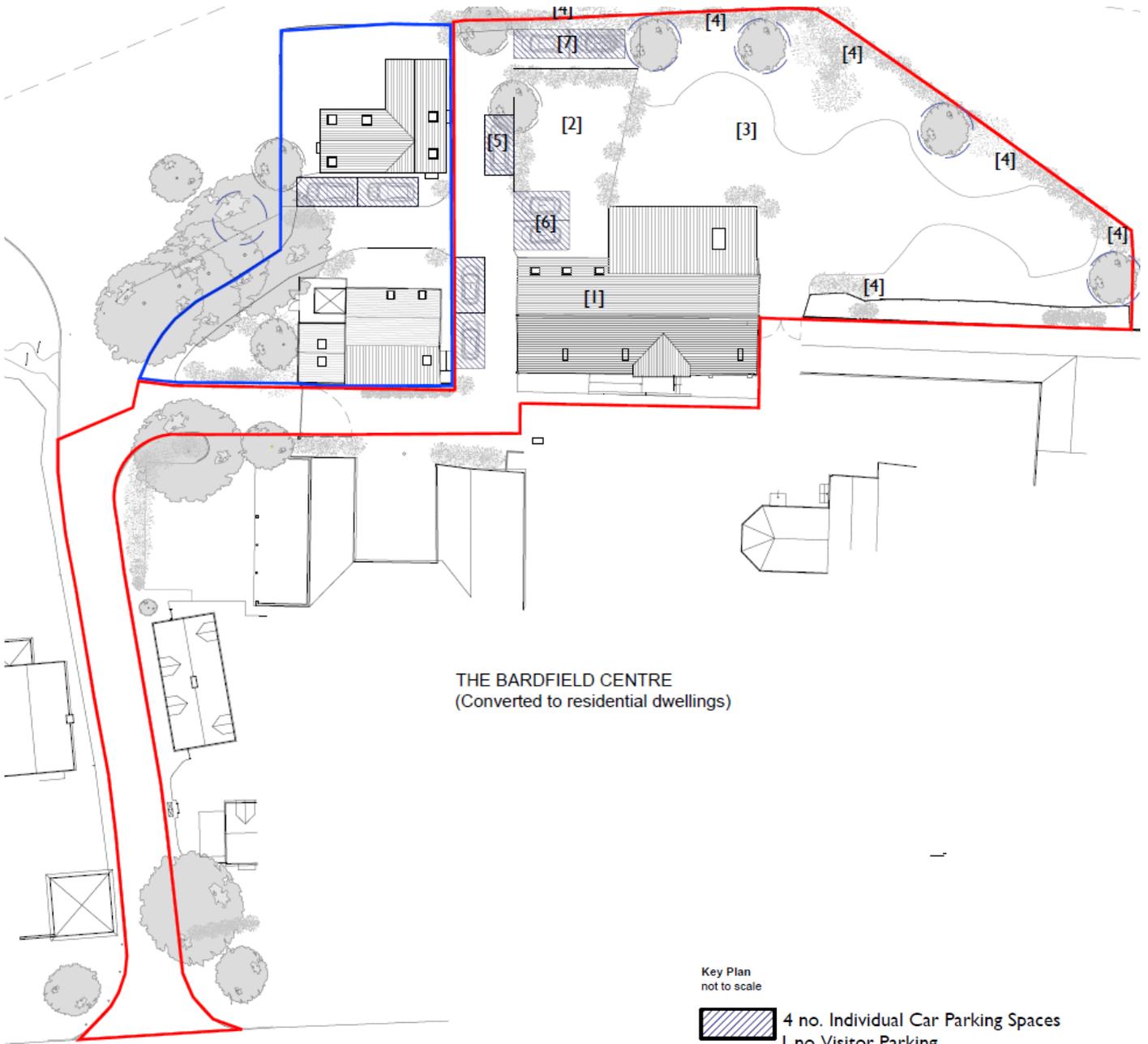
NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



PROPOSED SITE PLAN:



THE BARDFIELD CENTRE
(Converted to residential dwellings)

Key Plan
not to scale

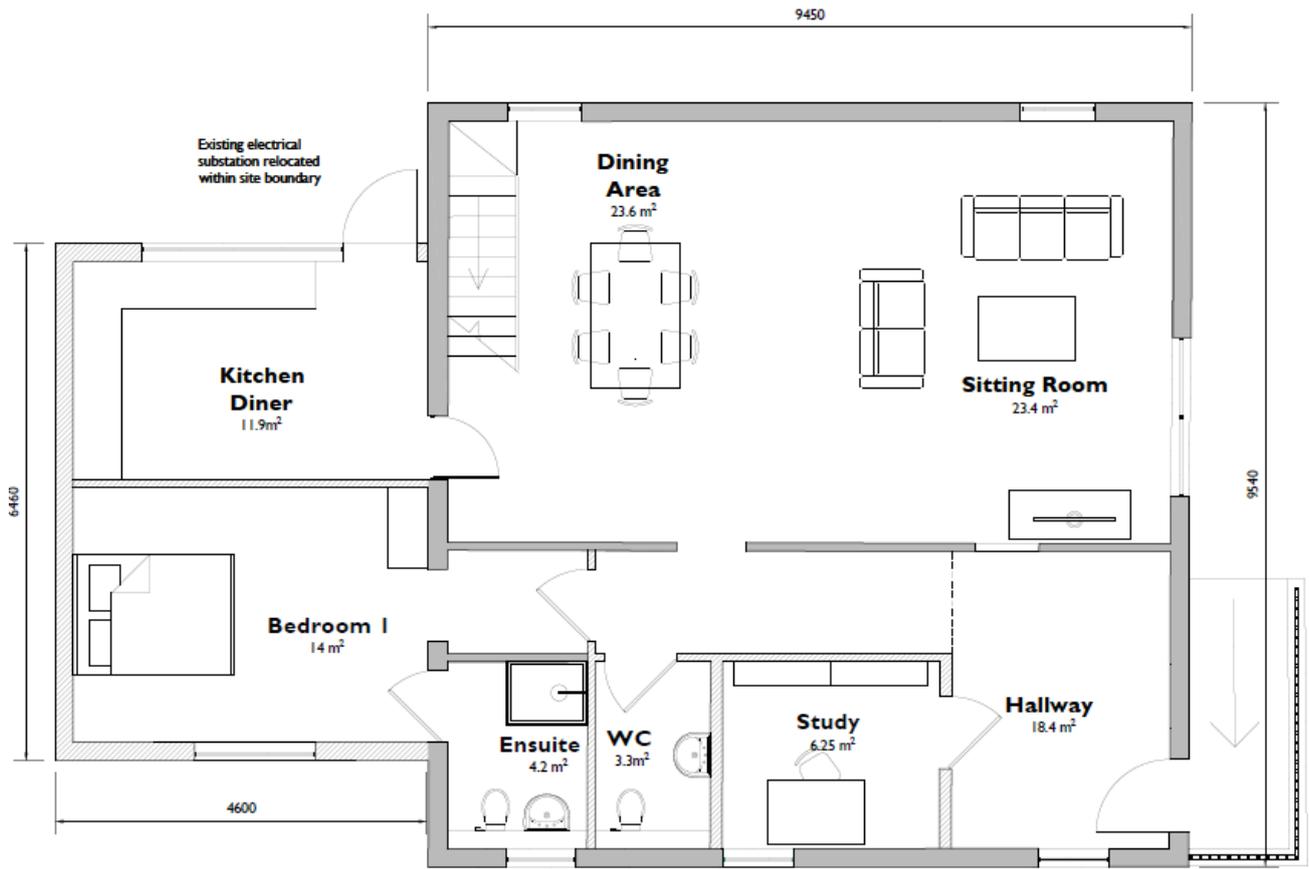
 4 no. Individual Car Parking Spaces
1 no Visitor Parking

 New tree plant

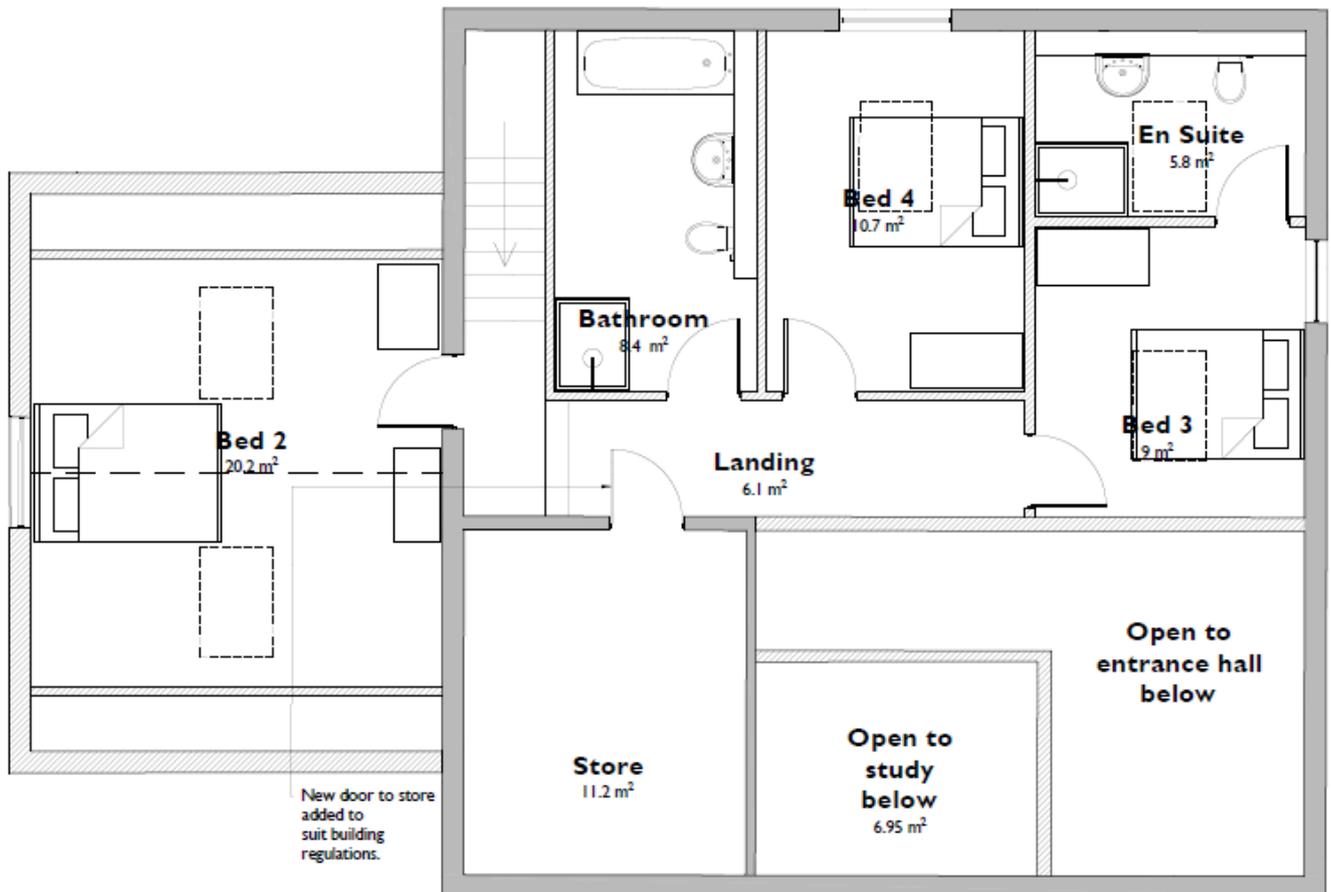
 Site Boundary

 Other land owned by the applicant.

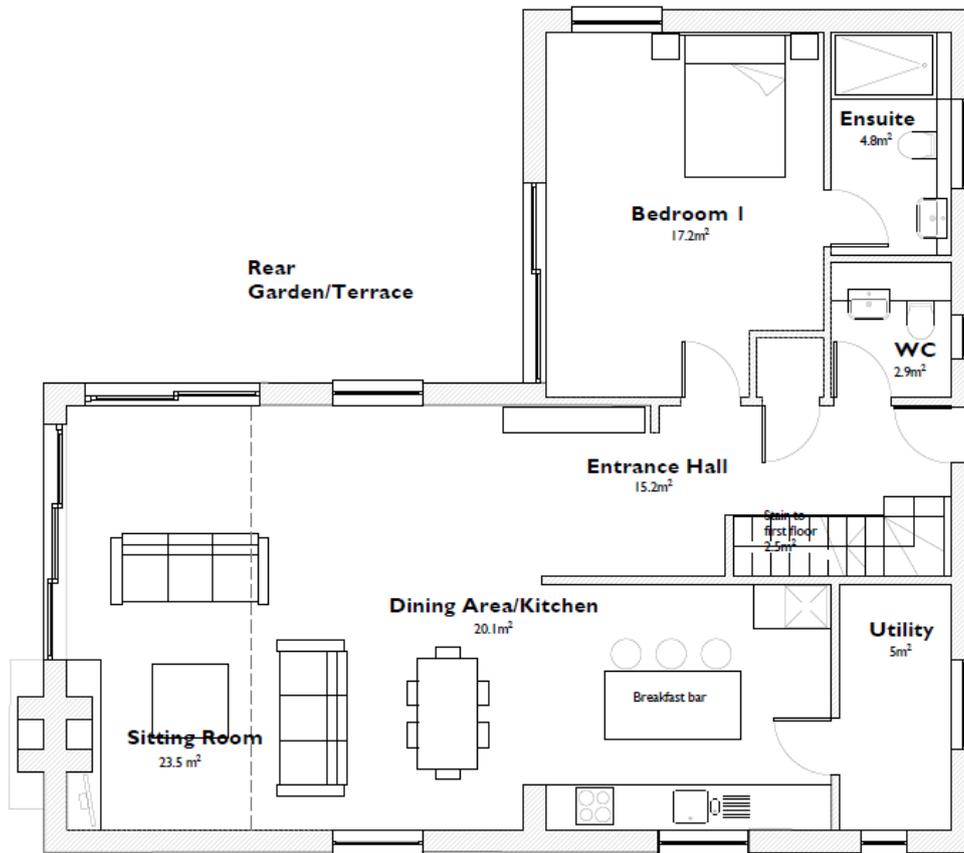
PROPOSED OFFICE CONVERSION GROUND FLOOR PLAN:



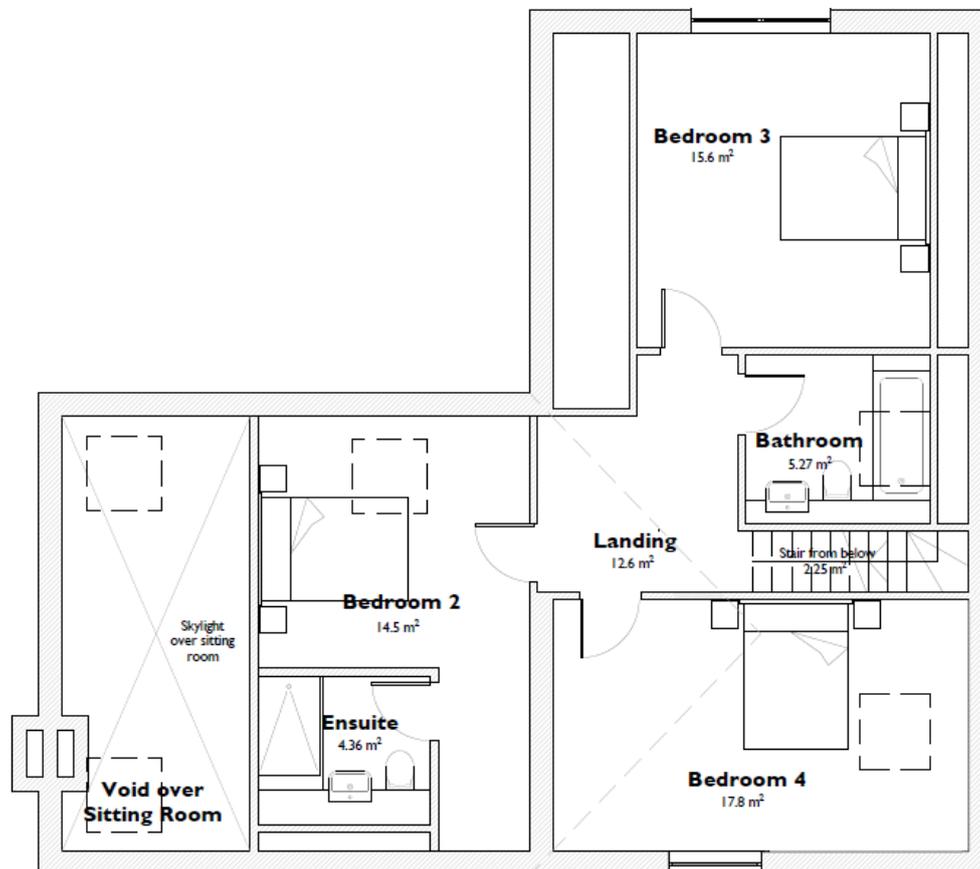
PROPOSED OFFICE CONVERSION FIRST FLOOR PLAN:



PROPOSED NEW BUILD GROUND FLOOR PLAN:

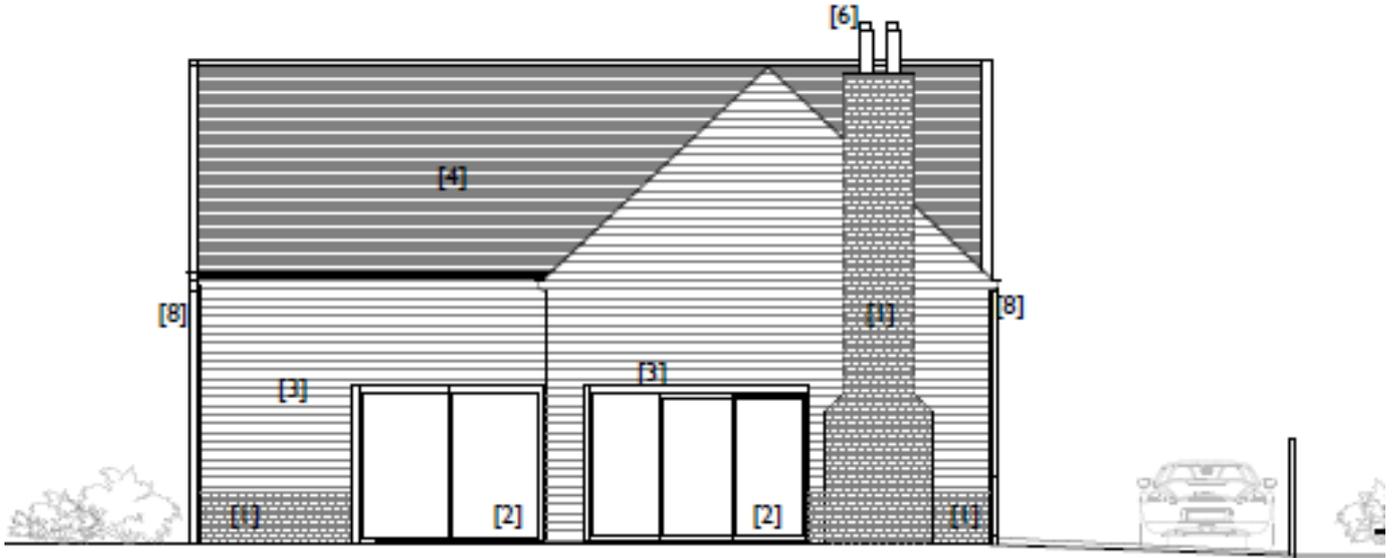


PROPOSED NEW BUILD GROUND FLOOR PLAN:



NEW-BUILD PROPOSED ELEVATIONS:

SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

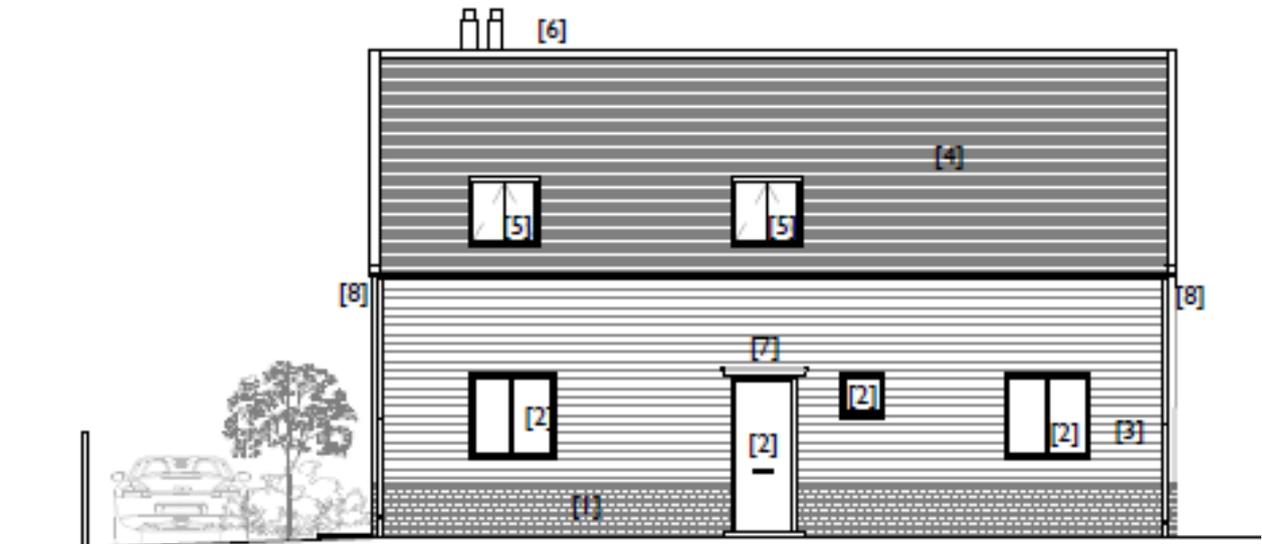


NEW-BUILD PROPOSED ELEVATIONS:

NORTH-WEST ELEVATION

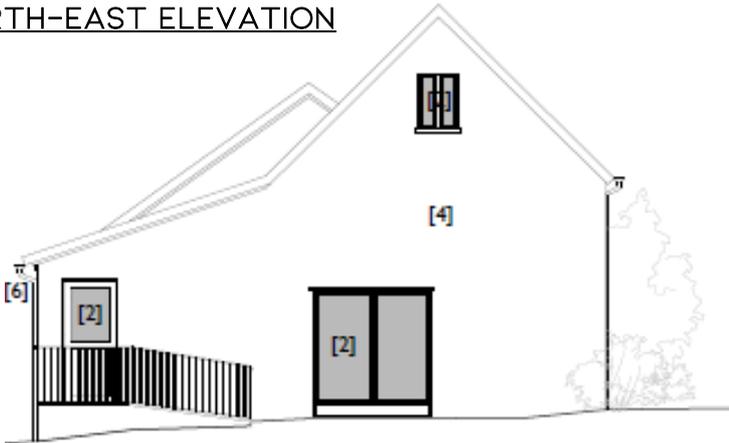


NORTH-EAST ELEVATION



OFFICE CONVERSION PROPOSED ELEVATIONS:

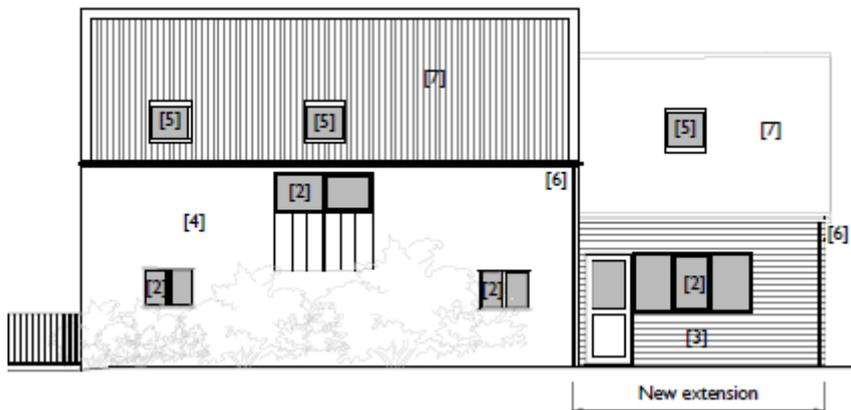
NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION

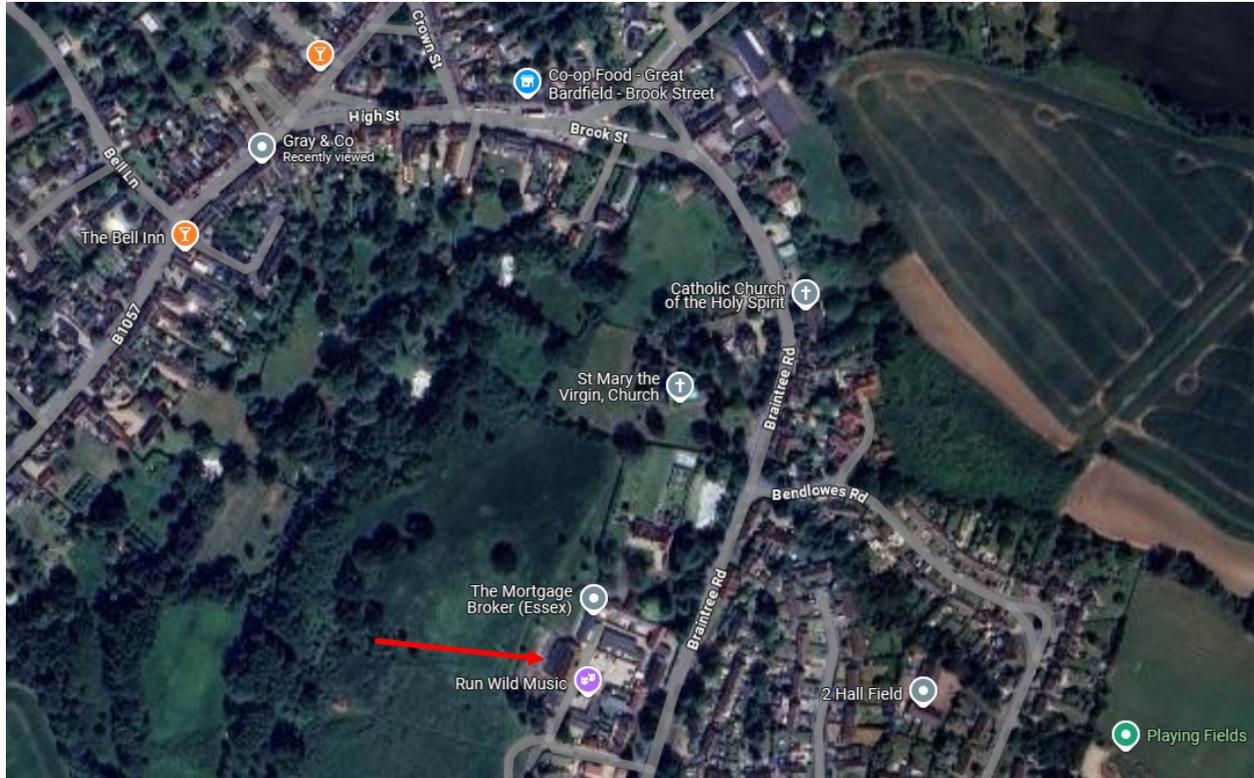


SOUTH-WEST ELEVATION



GENERAL REMARKS & STIPULATIONS

Bardfield Centre is located within the picturesque Village of Great Bardfield. The Village has a renowned local JMI school, local shops for your day-to-day needs and easy access to the market towns of Braintree and Great Dunmow. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Braintree also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.



FULL PROPERTY ADDRESS

Highbarn, Bardfield Centre, Great Bardfield,
Braintree, Essex, CM7 4SL

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking
End, Braintree, Essex, CM7 9HB

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 08/07/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?