



MILL ROAD, GREAT BARDFIELD

BUILD PLOT – £595,000

- 26/00930/FUL
- 26/01053/OUT
- PLANNING PERMISSION FOR A 3 BEDROOM DETACHED PROPERTY
- OUTLINE PLANNING FOR 2ND 3 BEDROOM DETACHED PROPERTY
- PLOT 1 - 184.6 M2 (1987 SQ FT)
- RURAL VILLAGE LOCATION
- STUNNING FARMLAND VIEWS

PROPOSED ELEVATIONS - PLOT 1:



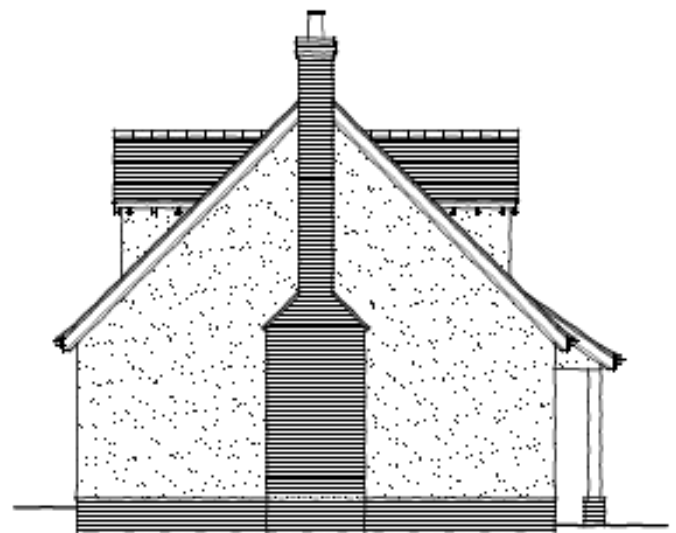
Proposed Front Elevation - 1:100



Proposed Rear Elevation - 1:100



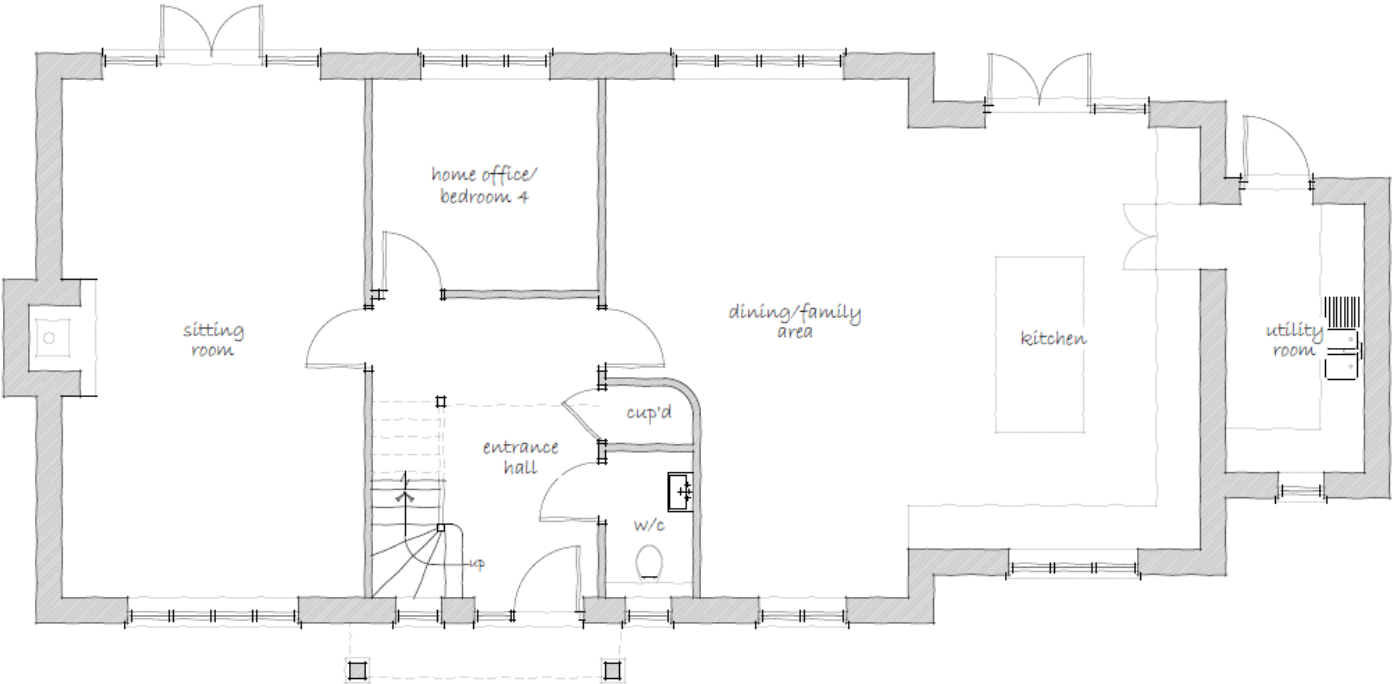
Proposed Side Elevation - 1:100



Proposed Side Elevation - 1:100

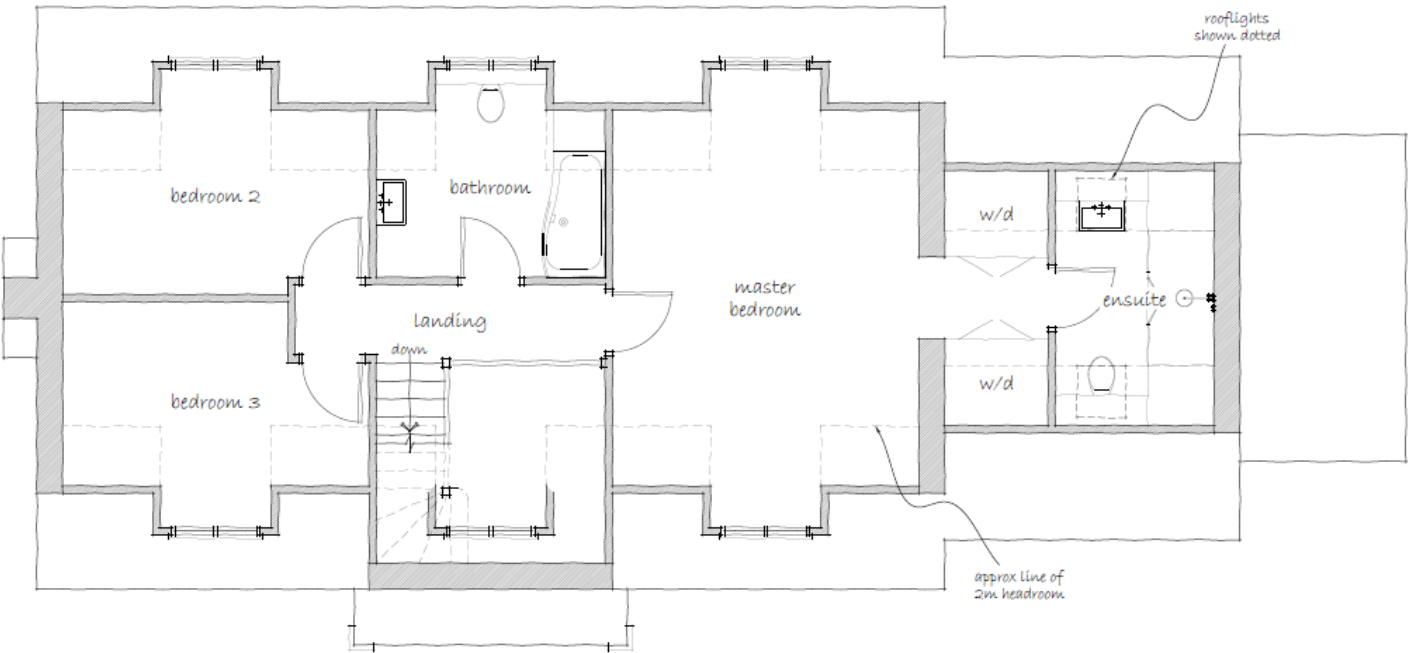
PROPOSED FLOORPLAN - PLOT 1:

GROUND FLOOR:



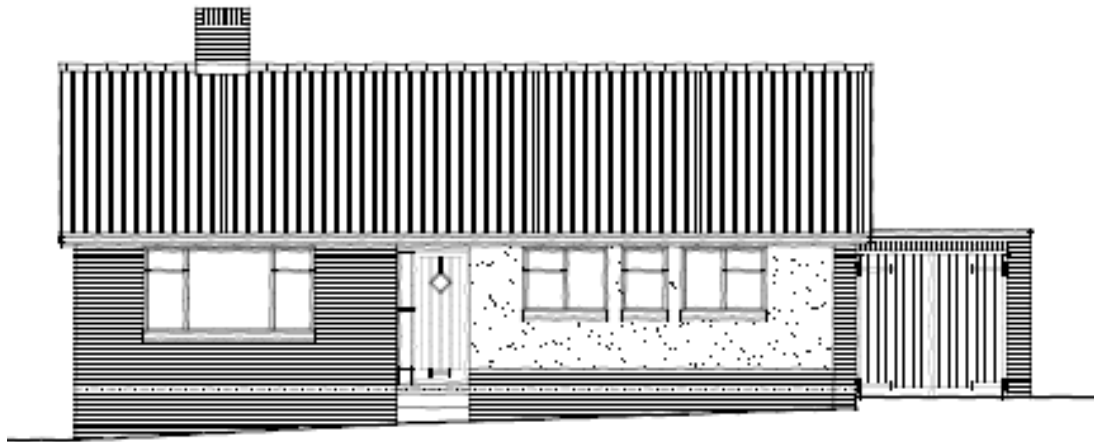
Proposed Ground Floor Plan - 1:50

FIRST FLOOR:

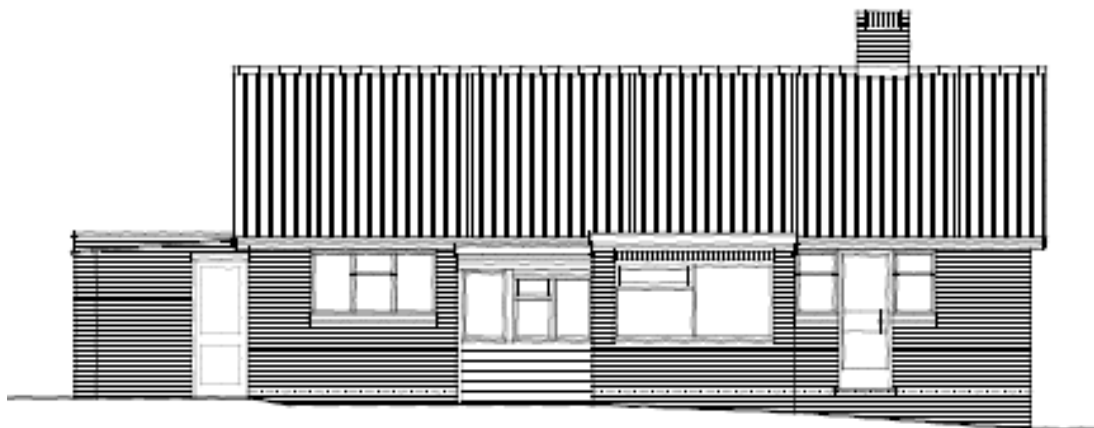


Proposed First Floor Plan - 1:50

EXISTING ELEVATIONS - PLOT 1:



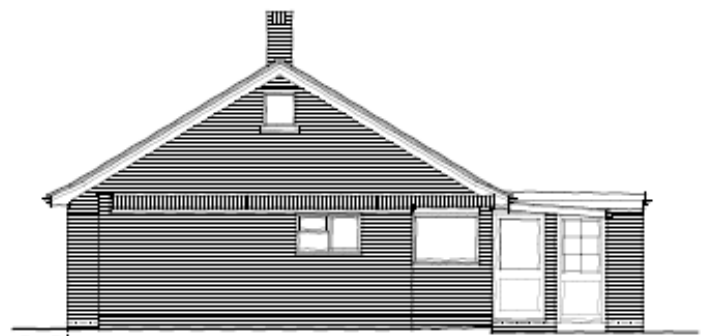
Existing Front Elevation - 1:100



Existing Rear Elevation - 1:100

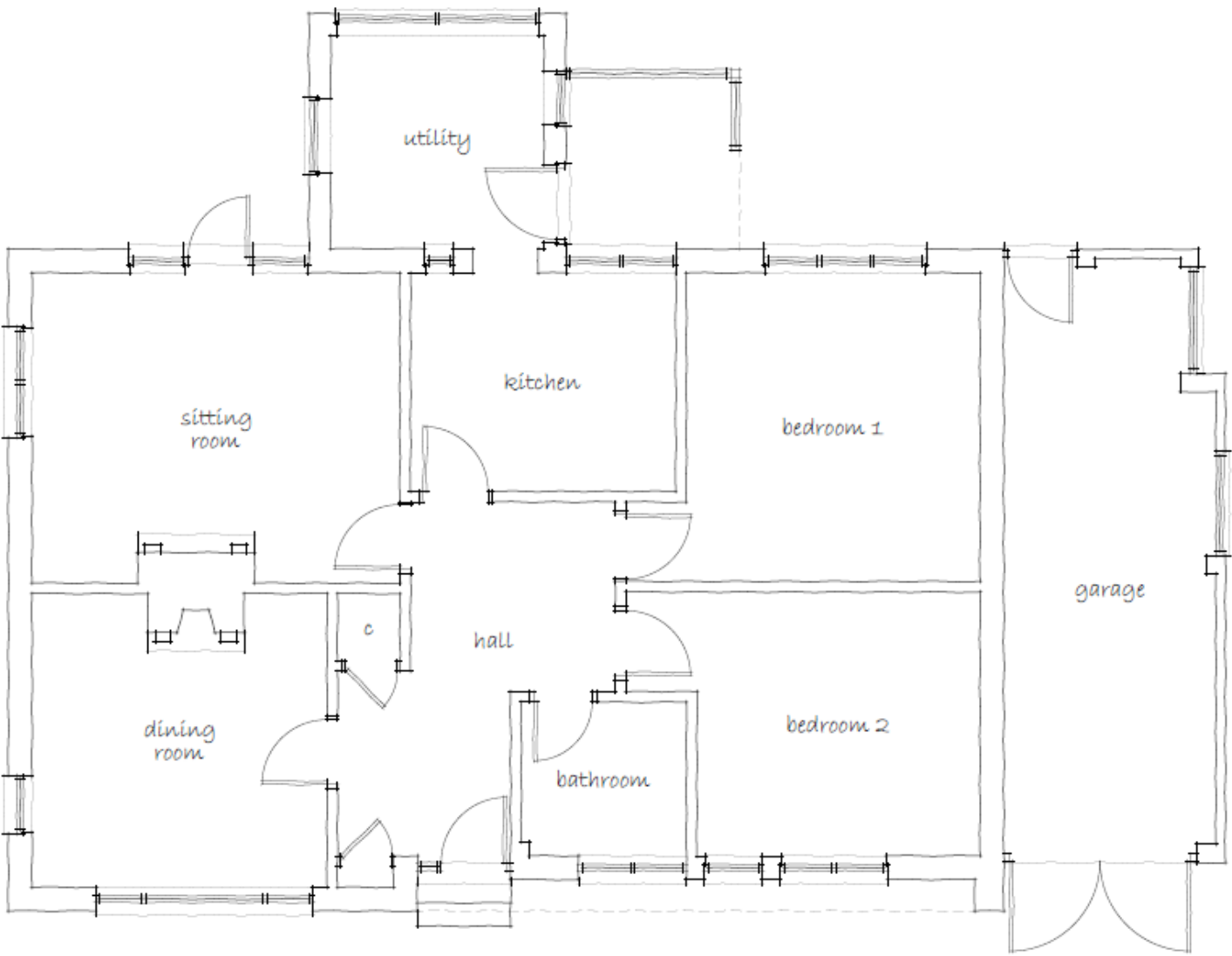


Existing Side Elevation - 1:100



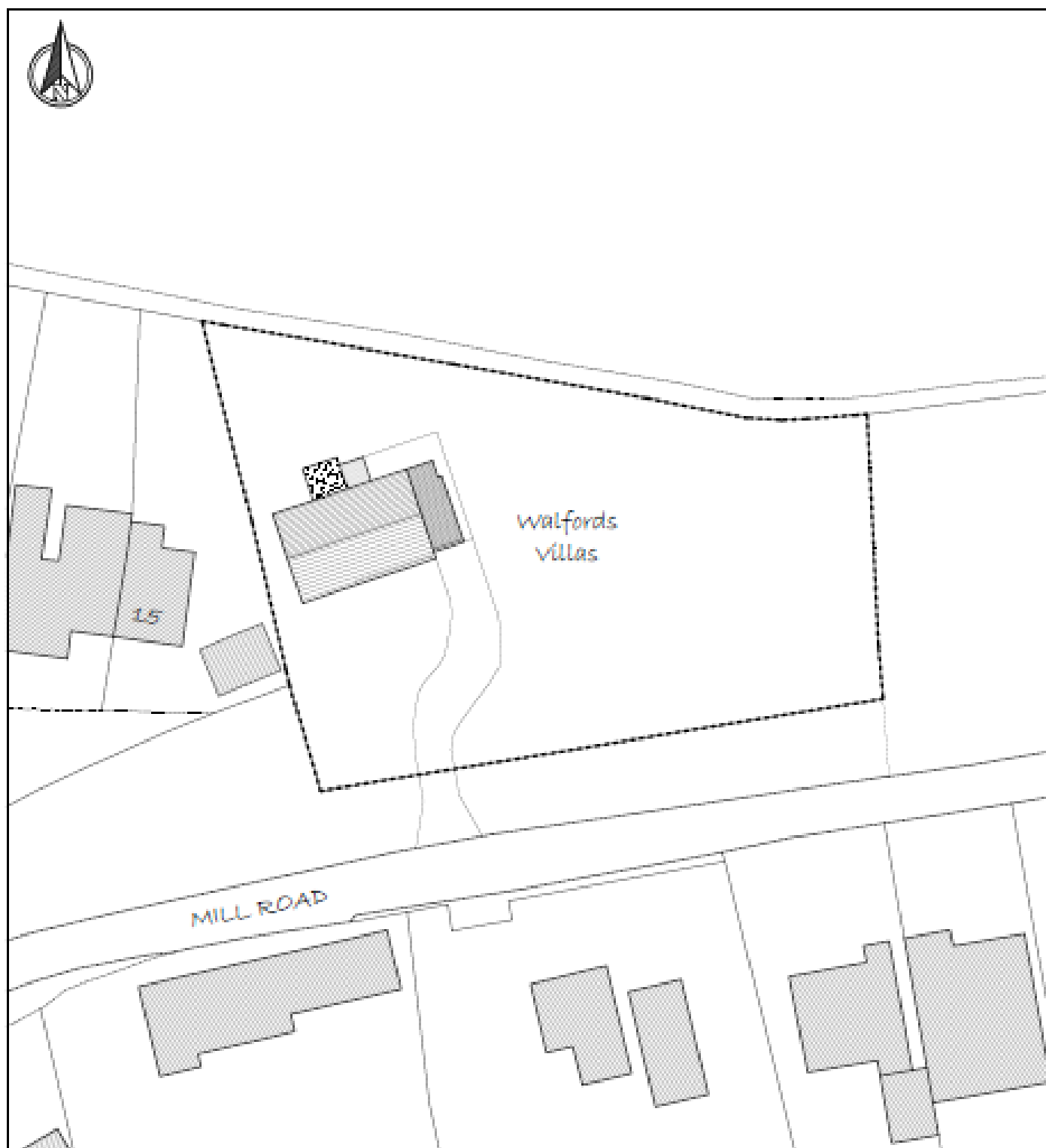
Existing Side Elevation - 1:100

EXISTING FLOORPLAN – PLOT 1:



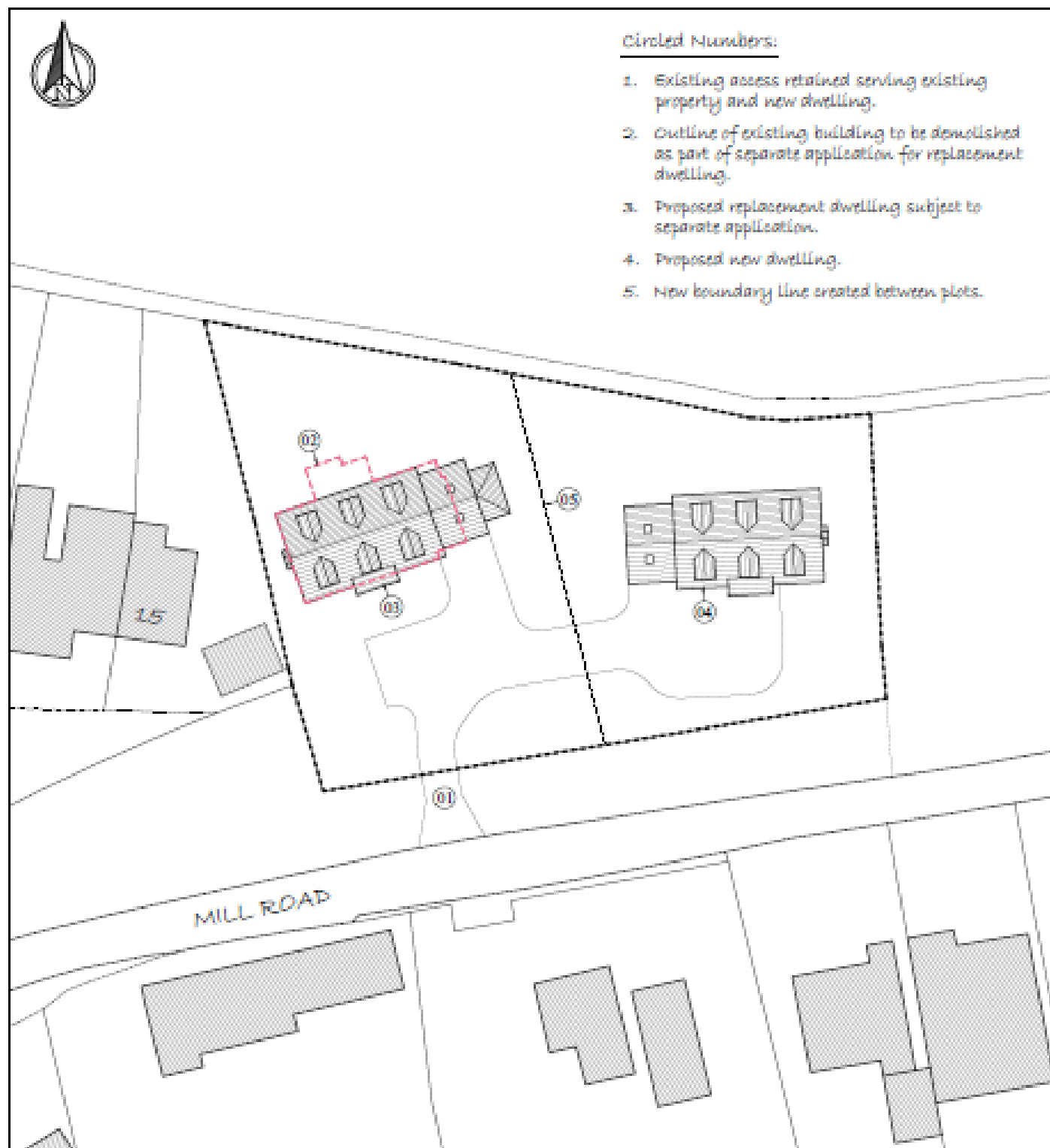
Existing Ground Floor Plan - 1:50

EXISTING BLOCK PLAN:



Existing Block Plan - 1:500

ILLUSTRATIVE BLOCK PLAN:

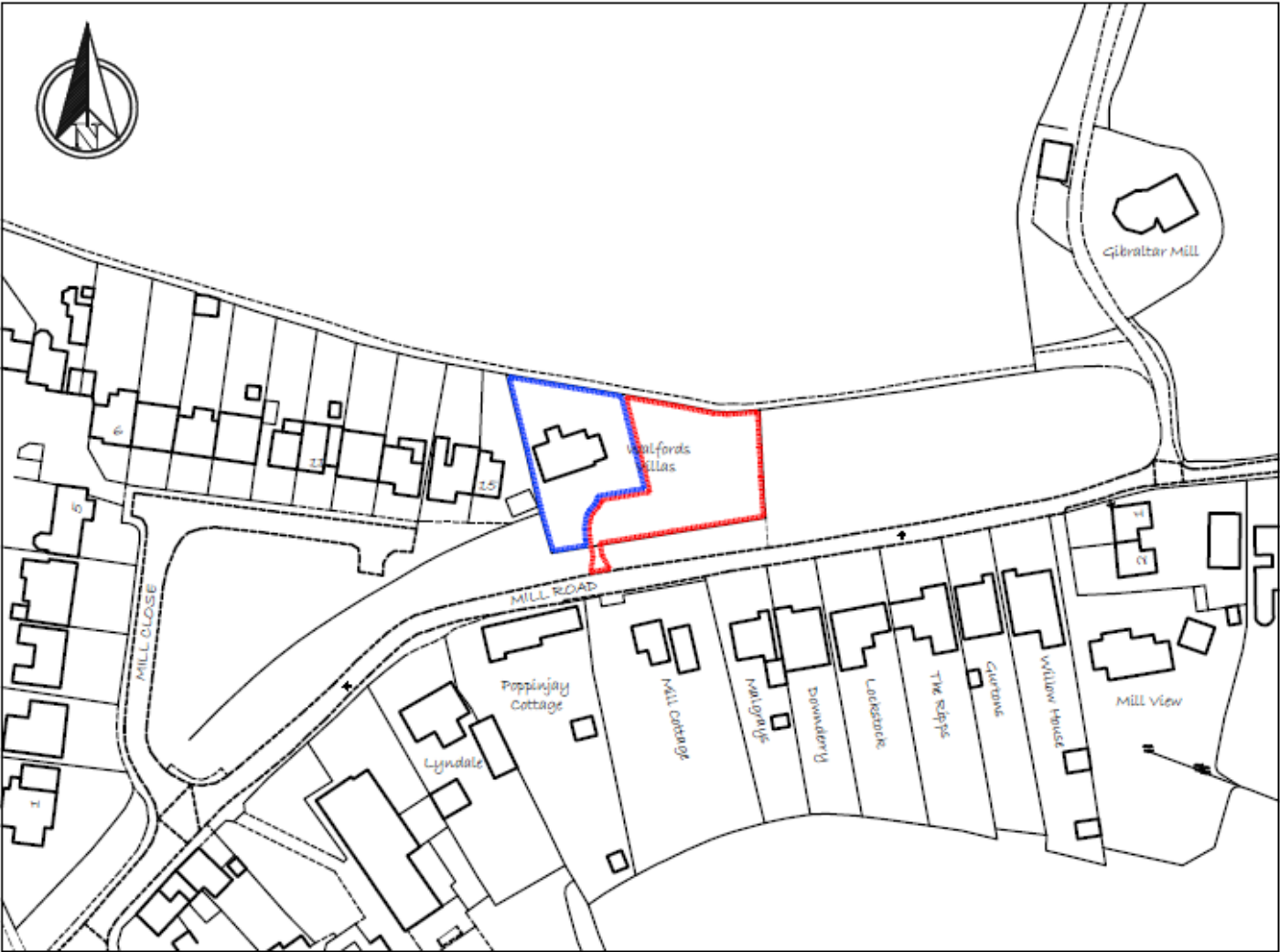


Illustrative Block Plan - 1:500





LOCATION PLAN:



Ordnance Survey (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

Location Plan - 1:2500

GENERAL REMARKS & STIPULATIONS

Mill Road 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

Walford Villa, Mill Road, Great Bardfield,
Braintree, CM7 4QG

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 04/09/2026. 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 35 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?

Want to change agent and get your property sold?

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

Interested in land acquisition?

Do you have a commercial property to sell or let?

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