



Barn Conversion: Little Canfield

Guide Price
£140,000

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Blatches Barn is located on the edge of the popular village of Little Canfield.

The property comprises a detached barn with planning permission for conversion to an independent dwelling extending to approximately 2,437 Sq. Ft / 226.4 Sq. M.

The barn lies within a plot extending to approximately 0.63 Ha / 1.56 Acres.

The property is subject to a lease with the site occupied by a community interest group.

The property is for sale by Auction on the 8th October 2026, via Joint Auctioneers Dedman Gray.

Blatches Barn is located on Church Road, Little Canfield

The Property

The property extends in all to approximately 0.63ha/1.56 ac and includes a Grade II curtilage traditional timber framed barn with planning permission for conversion to a dwelling. Outside the property includes an area of hardstanding and paddock / woodland area.

The whole premises is let on Landlord and Tenant Act terms to a community interest group.

Town Planning

The local planning authority is Uttlesford District Council.

Planning and Listed Building consent has been granted for the development of the barn reference UTT/24/3118/FUL & UTT/24/3119/LBC.

Prospective purchasers must satisfy themselves as to the planning status and permissions granted.

Occupying Tenants

The premises is occupied by a lease granted to Local Food (& More!) Cooperative Ltd. The lease is dated 13/03/2015. The contractual terms ends on the 12th March 2030. The current rent is £3,000pa. Purchasers must satisfy themselves as to the nature of the lease, the status and rights of the tenants.

Legal Matters

A legal pack is available from joint auctioneers Dedman Gray.

LEGAL

SERVICES

We understand that mains water and electricity are connected. Prospective purchasers must make their own enquiries as to the suitability and availability of services.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Important information about guide prices and reserve prices:

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that provisional reserves range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

JOINT MARKETING

Joint Auctioneers Dedman Gray

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Blatches Barn, Church Street,
Little Canfield, Essex, CM6 1SU

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