



NP NICHOLAS
PERCIVAL

For Sale. Burnt House Barn

Jankes Green Road, Wakes Colne, CO6 2AT

Incorporating **BS** BIRCHALL
STEEL

AI Generated Image

Exceptional Barn conversion opportunity to provide an outstanding home with style, wonderful contemporary space located in an accessible position affording wide views of open countryside.



AI Generated Image



Burnt House Barn benefits from planning permission to be converted into a 5 bedroom home with 4 Bathrooms/Shower Rooms, delightful Open Plan Living Room, Kitchen/Family Room, spacious Lounge, cosy Snug and Utility and Cloakroom.

There is a range of domestic stores, the garden surrounds the property, and the site extends to 0.35 acres.

Burnt House Barn is a special opportunity to create a spectacular home, the property is unlisted, gross external floor area of the proposed dwelling is approximately 368.00 sqm.

Town Planning

Planning permission for the conversion of the property was granted by Colchester City Council on 24th October 2025, application reference number 251746.

Tenure

Freehold, the access to the property is subject to a secondary right of way in favour of Burnt House Farm, as shown on plan.



AI Generated Image

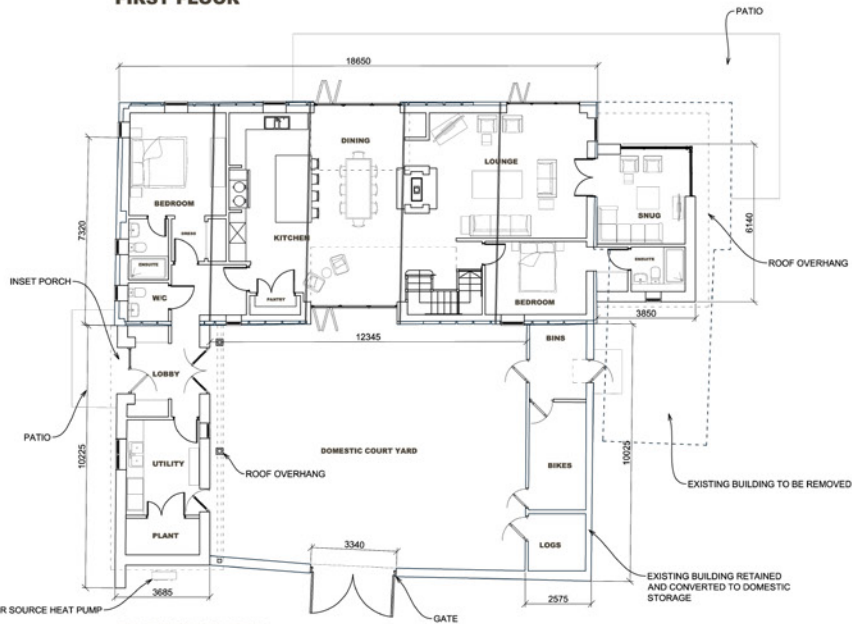
Floorplans and Elevations



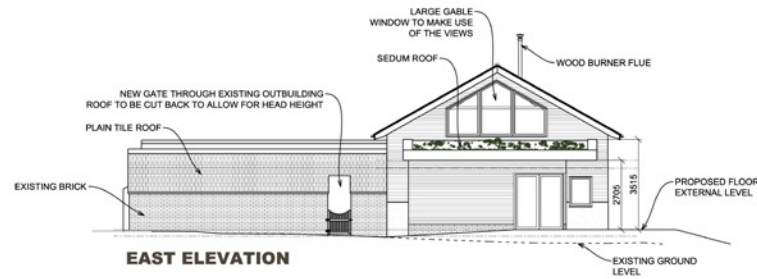
FIRST FLOOR



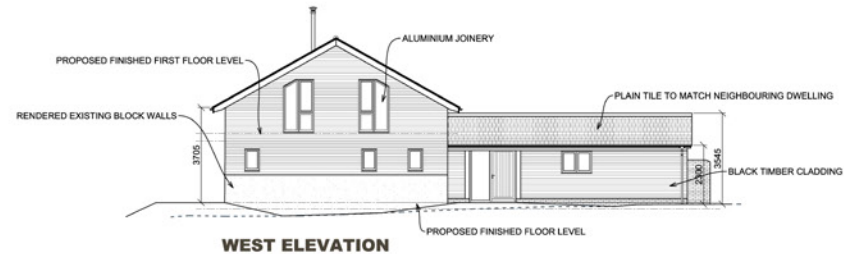
EAST ELEVATION - COURTYARD



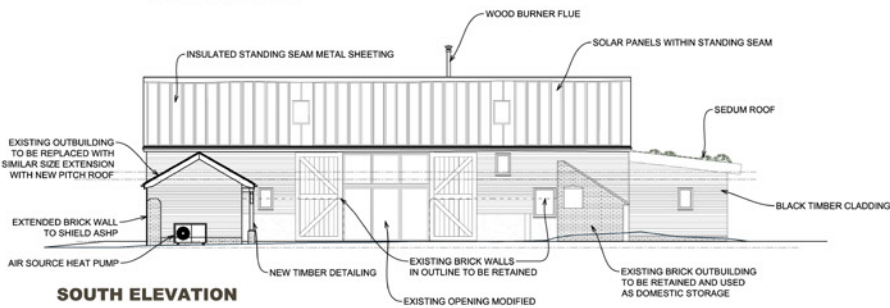
GROUND FLOOR



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION
291 M2 INTERNAL FLOOR AREA



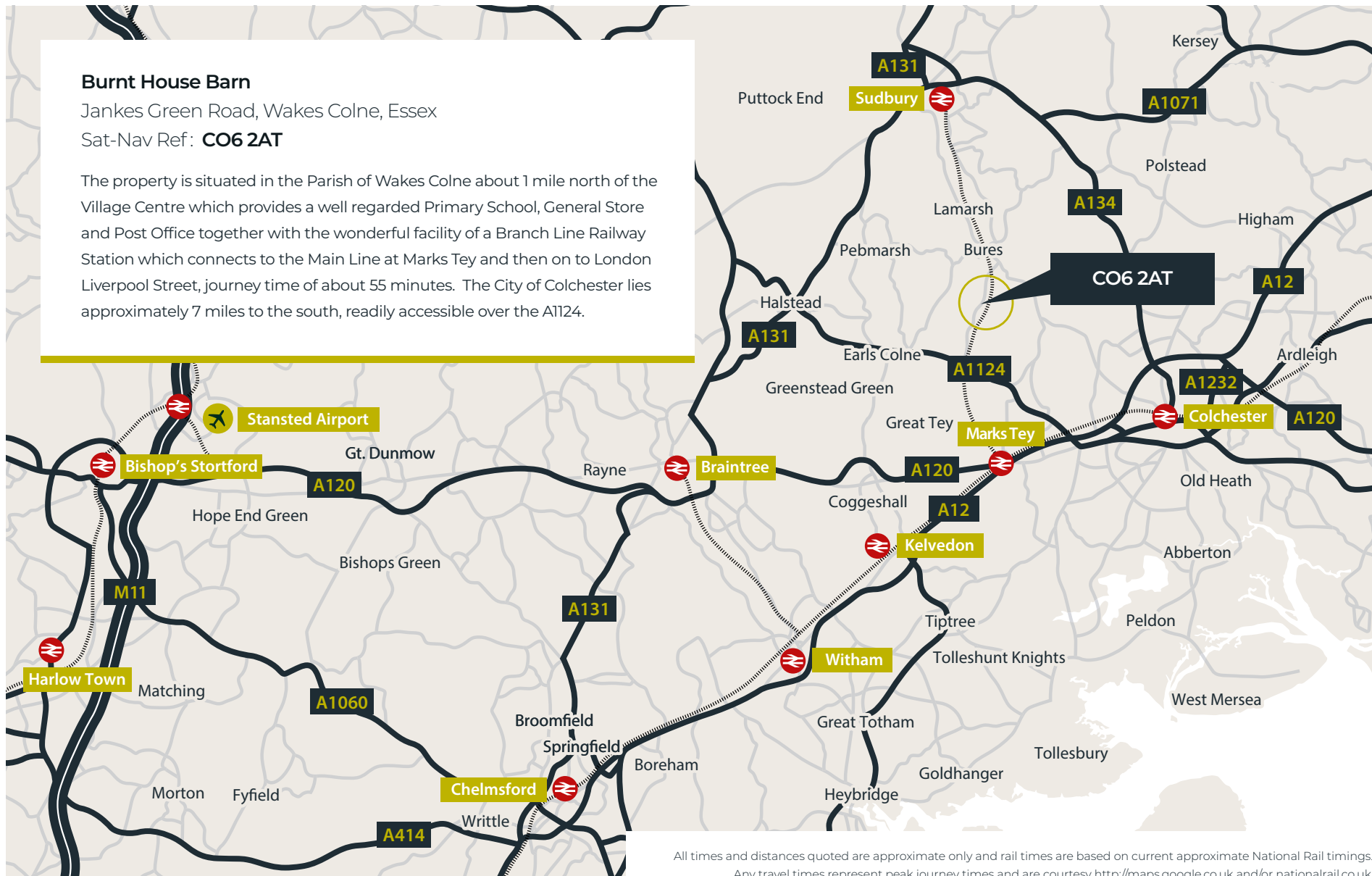
NORTH ELEVATION

Burnt House Barn

Jankes Green Road, Wakes Colne, Essex

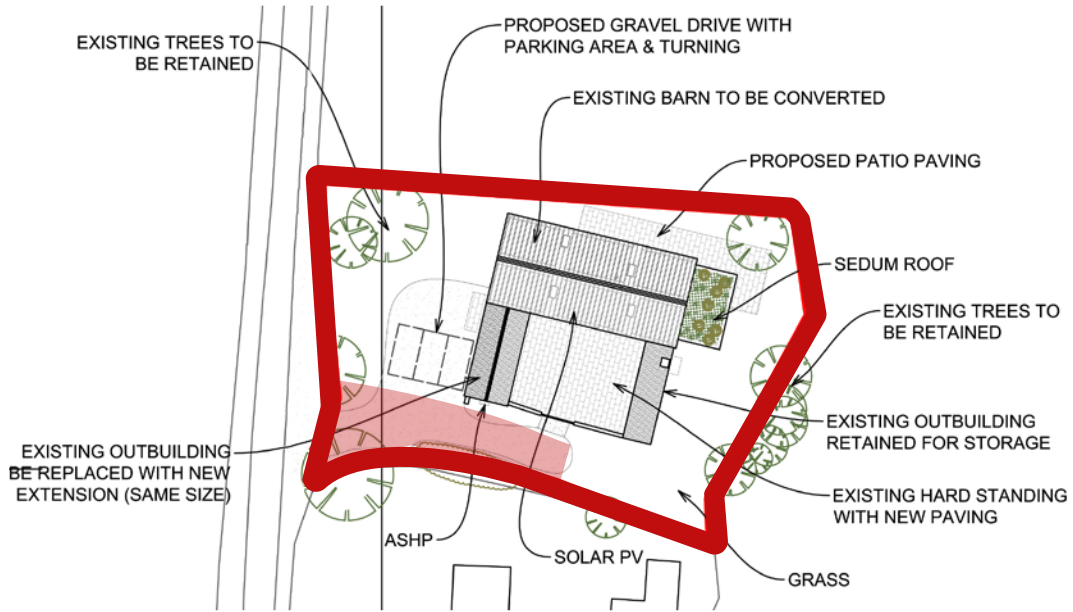
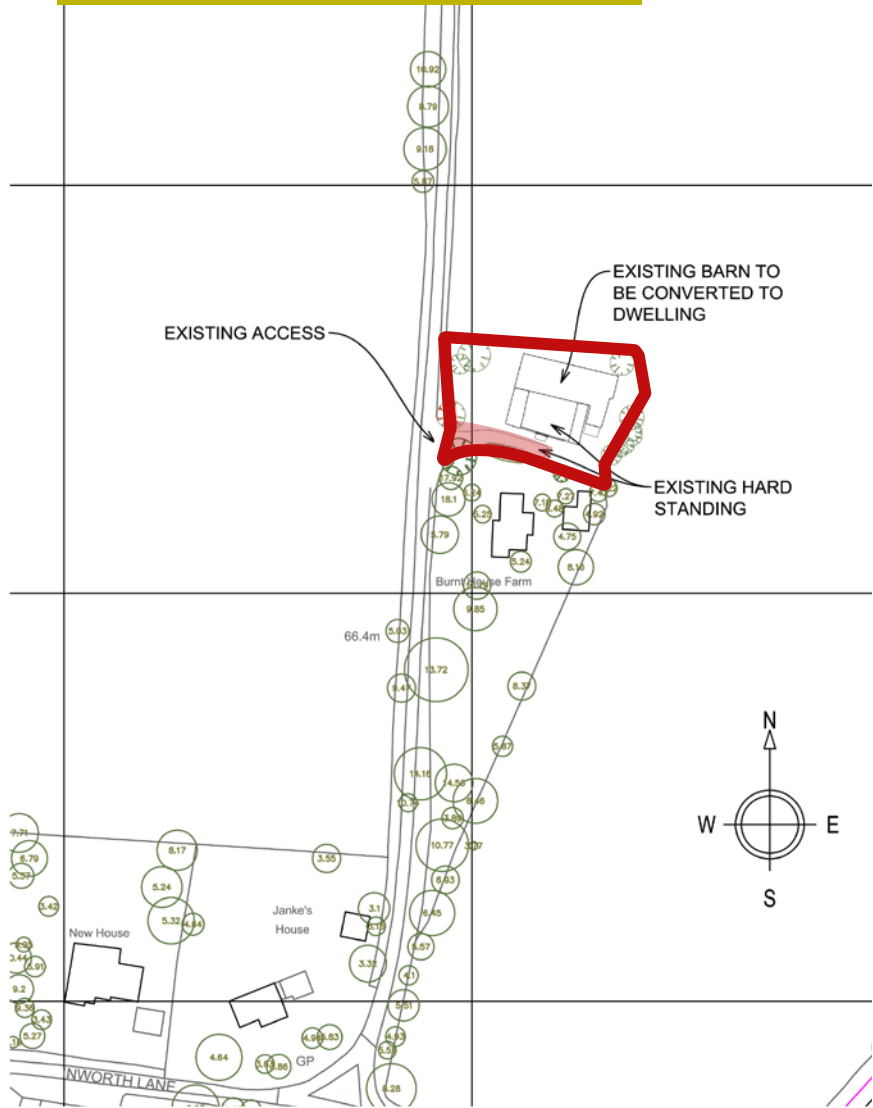
Sat-Nav Ref: **CO6 2AT**

The property is situated in the Parish of Wakes Colne about 1 mile north of the Village Centre which provides a well regarded Primary School, General Store and Post Office together with the wonderful facility of a Branch Line Railway Station which connects to the Main Line at Marks Tey and then on to London Liverpool Street, journey time of about 55 minutes. The City of Colchester lies approximately 7 miles to the south, readily accessible over the A1124.



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

Location and Block Plans



For identification purposes only. Not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents Notes

Viewings; At any reasonable time of the day, with a copy of these particulars to hand.

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute Representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.