



24 SLOE HILL

Halstead, Braintree, Essex, CO9 1JT

Guide price £750,000

DAVID
BURR



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DEVELOPMENT OPPORTUNITY, extensively modernised and vastly improved established three bedroom semi detached house and two self build plots of land.

With grounds extending to a generous 0.73 of an acre (stls), the potential of this large garden plot has been realised with a proposal to develop two very handsome three bedroom semi detached houses of approximately 1470sqft., both with garages and appealing brick and rendered elevations. The gardens back onto farmland and the elevated position adds significantly to the impact of this superb proposal.

The existing house is ready to move into, and presents to a very high standard as borne out by the images contained within these particulars.

Paved steps ascend to an open storm porch and part glazed UPVC replacement entrance door which in turn provides access to a very well proportioned entrance hall. From the hallway there is stair flight ascending to the first floor with attractive balustrade, outer string and panelled spandrel framing, which also matches the very striking double sized cloaks cupboard and is also in symmetry with the four panelled internal doors, these providing access to the principal rooms within the ground floor.

The kitchen is a very impressive space and incorporates shaker style units with contemporary door furniture, counter tops to three sides, integrated dishwasher and refrigerator, cooker hob and oven. There are cupboards and drawers, an underslung sink with mixer tap set beneath a rear facing window. The kitchen opens to the dining area which incorporates two very useful fitted cupboards either side of the chimney breast and a large window to the front. A door from the kitchen leads to a rear utility/lobby area with countertop underslung sink, space for washing machine and wall cupboard and from this area there is a further door to the cloakroom with white suite and wall mounted heated towel rail in anthracite.

The sitting room is an extremely light and airy space with windows to three elevations and feeling both well proportioned, yet cosy. The focal point of the room is a fireplace with raised hearth and there is also a useful fitted cupboard matching the aesthetic of the internal doors and other cupboards which are located throughout the house.

To the first floor there are three nicely proportioned bedrooms with the principal bedroom incorporating built in wardrobes and the second bedroom also incorporating wardrobes. The bathroom has been enlarged through alteration, and incorporates a walk in shower as well as bath, wash hand basin, low level WC and contemporary style heated towel rail.

Outside

The rear garden is lawned with silver birch and other trees. Within the garden is a brick built storage shed with pitched roof and immediately behind a timber built garden shed. The grounds available to building plots also back onto farmland.

Features:

Self build plots for two large semi detached houses

Driveway and garages

Extensively refurbished existing house

Urban development on periphery of settlement

Agents Note;

A covenant is in place for a 1 metre strip across the back fence to restrict access to the field behind, as a hinderance to future development.

We understand based upon Braintree District Council policy that no CIL is applicable.

The site is not subject to BNG (Bio diversity net gain).

Planning ref No. REF: 25/01170/FUL

The development is sold as a whole.

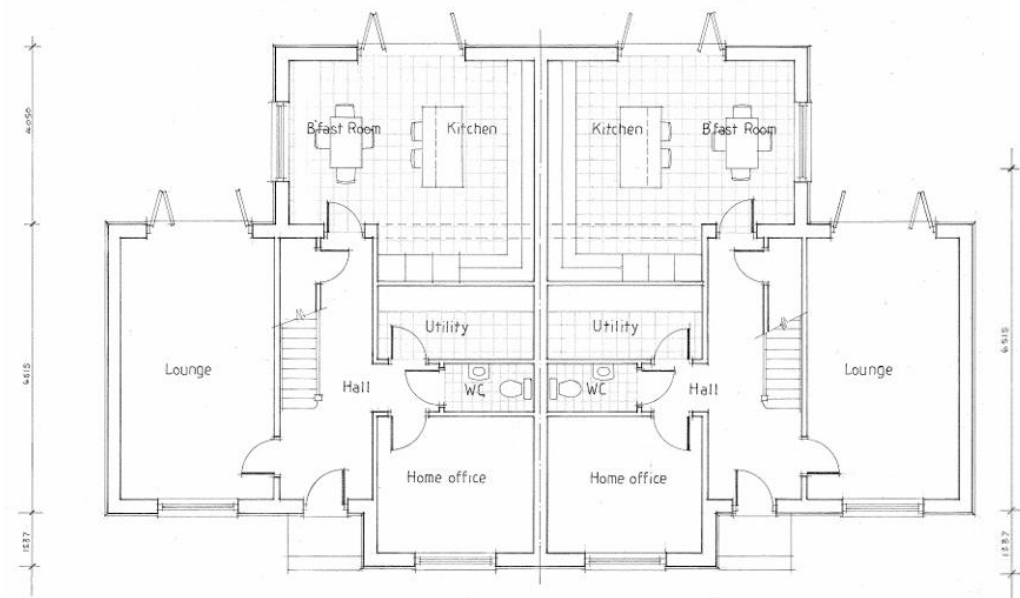
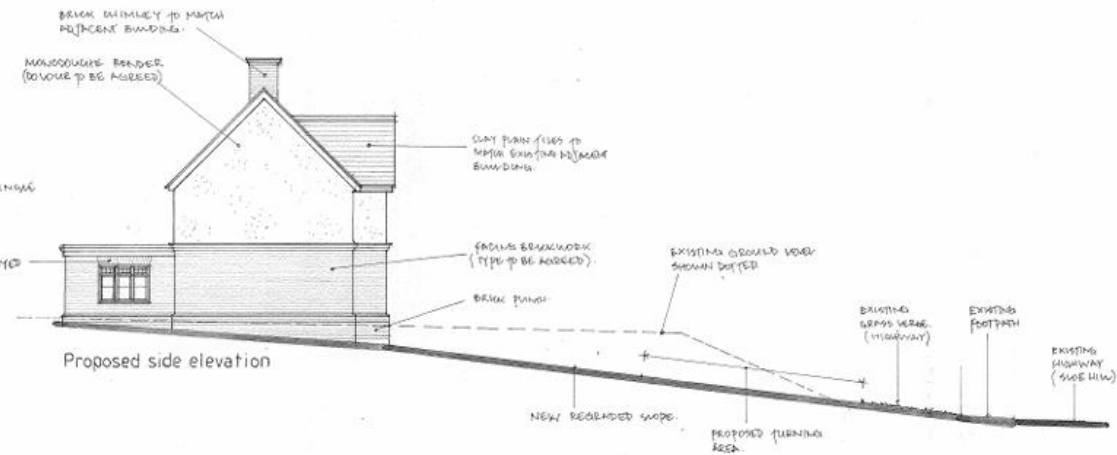
Location

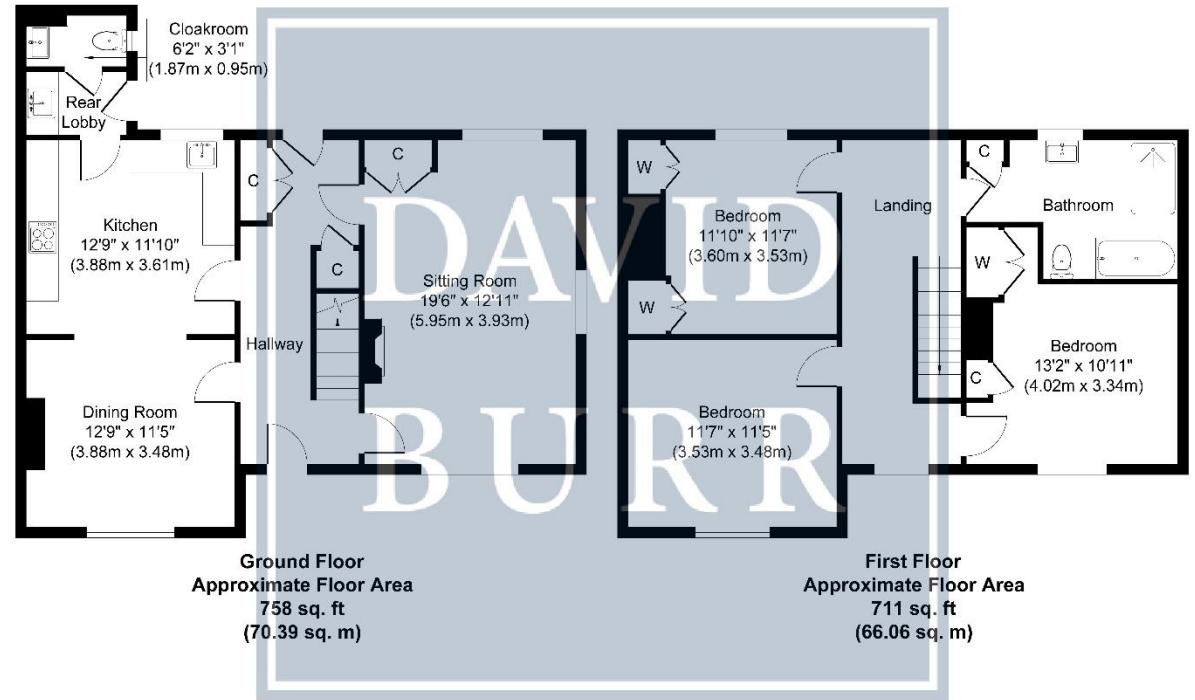
Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: E Council tax band: E

Tenure: Freehold Construction type: Standard

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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**DAVID
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