



Residential Land: Colne Engine, Halstead

**Guide Price
£695,000**

CHELMSFORD OFFICE

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

01245 231123

Mill View Paddock is a 11.10 acre / 4.49 ha site with prior approval for the conversion of an agricultural building to 4 residential dwellings set in a tranquil countryside location. The site also includes an implemented planning consent for a further agricultural building that requires completion. The site offers an excellent opportunity for residential development or the creation of a smallholding.

For Sale By Auction 4th June 2026 unless sold prior.

DETAILS

DESCRIPTION

Mill View Paddock is located in tranquil countryside surrounded by mature hedges with views over surrounding countryside.

The site adjoins the Mill Lane and extends in all to approximately 11.10 acre / 4.49 ha.

The land is laid to grass pasture with mature hedges and internal fencing. The modern farm building has permitted development for conversion to 4

dwelling, a further agricultural building is consented with footings commenced.

The buildings and site may hold potential, subject to planning, for alternative development, such as independent residential units or commercial uses.

Adjoining land is available by separate negotiation.

LOCATION

The land is located adjacent to Mill Lane between White Colne and Colne Engaine.

Earls Colne is approximately 1km to the south, Halstead 5km to the west with access to the A12 at Stanway approximately 10km to the east.

What3words: <https://w3w.co/regard.ditching.forgiving>

Nearest Postcode: CO6 2HX

THE DEVELOPMENT

The existing steel framed farm building has prior approval for conversion to 4 dwellings offer accommodation as follows:

Dwelling #1 148.8sqm / 1601sqft

- Living Room, Kitchen, Utility &WC to the ground floor with 3 bedrooms and bathroom on the 1st floor

Dwelling #2 148.8sqm / 1601sqft

- Living Room, Kitchen, Utility &WC to the ground floor with 3 bedrooms and bathroom on the 1st floor

Dwelling #3 114sqm / 1227sqft

- Living Room, Kitchen, Utility &WC to the ground floor with 3 bedrooms and bathroom on the 1st floor

Dwelling #4 114sqm / 1227sqft

- Living Room, Kitchen, Utility &WC to the ground floor with 3 bedrooms and bathroom on the 1st floor

A total development of approximately 525.6sqm / 5656sqft.

Also on the site is an incomplete farm building. This is consented under planning reference 10/00716/FUL and has been implemented but not completed. The consented farm building would be extend to approximately 445sqm / 4,800sqft.

TOWN PLANNING

The local planning authority is Braintree District Council.

The planning history is listed as:

14/00025/FUL - Erection of general purpose agricultural building, access track and farmyard. Status: Application Permitted

14/00091/DAC - Application for approval of details reserved by condition no. 5 of approved application 14/00025/FUL. Status: Application Permitted

14/01127/HDG - Notice of intent to carry out works to a hedge - Remove 10 metres of hedge. Status: Application Permitted

19/00716/FUL - Agricultural barn and associated hard standing. Status: Application Permitted

23/02740/AGR - Application for prior notification of agricultural or forestry development - to all weather surface existing agricultural grass track. Permission / Approval Not Required

24/02188/COUPA - Prior approval for the change of use of agricultural building to a dwelling house (Class C3), and for associated operational development - Change of use to 4 No. residential dwellings. Status: Prior Approval Required and Given

25/00461/FUL - Formation of new all weather agricultural vehicular access. Status: Application Withdrawn.

Purchasers must satisfy themselves as to the relevant town planning consents and conditions.

SERVICES

Purchasers to make their own enquiries as to the availability of services.

ACCESS

The property is accessed via double field gates over a drive directly from the highway. A right of way for all purposes at all times will be granted over the driveway to the site, subject to the purchaser paying a reasonable proportion towards maintenance and renewal.

LEGAL

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.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

SALE BY AUCTION

The property is offered for sale by auction on 4th June 2026, unless sold prior. A legal pack is available via joint auctioneers Dedman Gray.

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.

JOINT MARKETING

Joint Auctioneers Dedman Gray.

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