



**HAWKSPUR GREEN, LITTLE BARDFIELD, BRAINTREE**  
**OFFERS IN EXCESS OF £440,000**

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Approximately A Third Of An Acre Plot
- Quiet Hamlet Of Hawkspur Green
- Planning Application Reference :- UTT/17/2220/FUL
- Potential For Plots To Be Sold Individually
- Planning Permission Granted For Two Three Bedroom Detached Dwellings
- Far Reaching Views Over Undulating Countryside
- Proposed Dwellings Measure 173m<sup>2</sup> (1,862sqft) GIA
- Site Viewings Available

*This attractive building plot, measuring approximately one third of an acre, enjoys an elevated position in the peaceful and sought-after hamlet of Hawspur Green. Full planning permission was granted on 10th October 2025 (planning reference UTT/25/1787/FUL) for the construction of two detached three-bedroom houses, each with a gross internal area of approximately 173 square metres (1,862 square feet). The design includes around 93 square metres on the ground floor and 80 square metres on the first floor, offering generous living space well-suited to modern family life.*

*The site benefits from sweeping countryside views across undulating farmland, providing a tranquil and picturesque setting rarely available in today's market. Its elevated position enhances the outlook and lends a real sense of privacy and space, while still being within easy reach of local villages, schools, and transport links.*

*This is an excellent opportunity for developers, small-scale builders, or self-builders looking to take on a high-quality project with planning permission already in place. The scale and location of the plot offer flexibility, whether you wish to build two homes to sell, retain one as a rental investment, or pursue a multi-generational living arrangement.*

*All planning documentation, including approved drawings and conditions, can be accessed via the Uttlesford District Council website using the reference UTT/25/1787/FUL. Interested parties are encouraged to make their own enquiries and satisfy themselves with regard to access, services, and any planning obligations.*

#### Location

Hawspur Green is a small, peaceful hamlet located within the civil parish of Little Bardfield in the Uttlesford district of Essex. This quiet hamlet is surrounded by rolling countryside and agricultural land, offers an idyllic setting that appeals to those who seek a quiet, community-oriented lifestyle away from the bustle of city life. Within close proximity are the picturesque villages like Great Bardfield, Thaxted, and Finchingfield. The popular market towns of Saffron Walden (10 Miles), Great Dunmow (9 Miles) and Braintree (11 Miles) are within a short drive of the property offering a variety of amenities.

#### Nearby Villages

##### Little Bardfield

As the parent parish of Hawspur Green, Little Bardfield is another small, charming village with a history dating back to medieval times. It's known for St. Katherine's Church, a historic Anglican church with origins from the Norman period, notable for its unique architecture and stained-glass windows. The church remains a focal point for local gatherings and community events.

##### Great Bardfield

Great Bardfield is a larger village with a rich cultural and artistic history. This village gained prominence in the mid-20th century as an artists' community and still celebrates this heritage. The village has charming narrow streets, and an abundance of period homes. Great Bardfield offers several amenities, including a post office, co-op, cafes, a family butchers, hairdressers, and two pubs.

##### Thaxted

Thaxted is a quintessential English town known for its iconic windmill, ancient guildhall, and Morris dancing traditions. Thaxted offers a charming experience for residents and visitors alike. The town has more extensive amenities, including a bakery, post office & newsagent, dry cleaners, coffee shop, hairdressers, pharmacy, homeware shop, clothes shop, various dining options and three public houses.

##### 4. Finchingfield

Often regarded as one of the most beautiful villages in Essex, Finchingfield is famous for its scenic village green, duck pond and the iconic humpback bridge. This picturesque village has been featured on postcards and in films, embodying the charm of rural England. Finchingfield has a selection of cozy pubs including The Fox, The Lion and The Three Tuns. The village is further served by a variety of amenities including:- a post office/village shop, restaurants, cafe's, health centre and petrol station.

#### Planning Permission Overview

Erection of two detached dwellings, together with access, parking provision and associated works.

The planning application was granted on the Friday 10th October 2025.

Please visit Uttlesford District Planning Search and use the application Ref:- UTT/25/1787/FUL.

For any further information, please contact Daniel Brewer Estate Agents on (01371) 856585.

#### Agents Notes

The land is being offered on an unconditional basis and the current owners are not willing to consider conditional offers.

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