



PERIOD
HOMES

Main Road, Woodham Ferrers, CM3 8RJ
£600,000

A substantial detached farmhouse of just under 4,700 sq ft positioned at the entrance of an exclusive new development of 9 homes in Woodham Ferrers. A rare opportunity with significant scope for value creation

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Substantial detached farmhouse approaching 4,700 sq ft
- Significant scope to remodel, refurbish or redevelop
- Freehold
- Direct access from Main Road, without travelling through the development
- 0.6 acre plot
- Large rear garden



Birkett Hall Main Road

Woodham Ferrers, CM3 8RJ

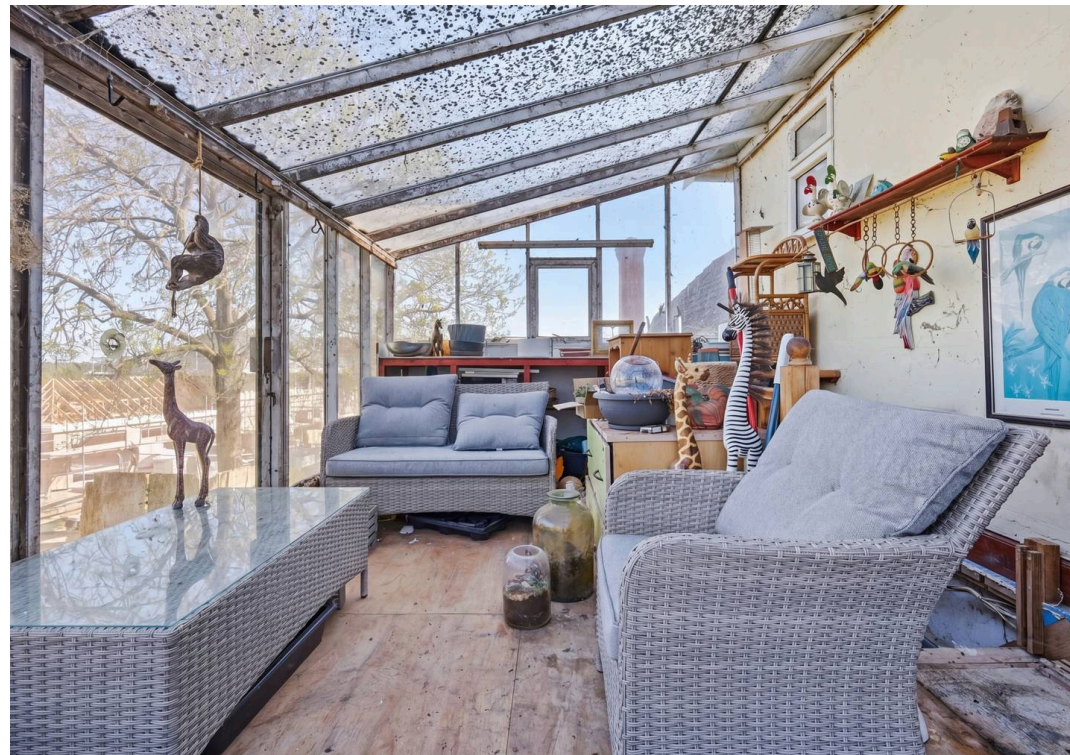
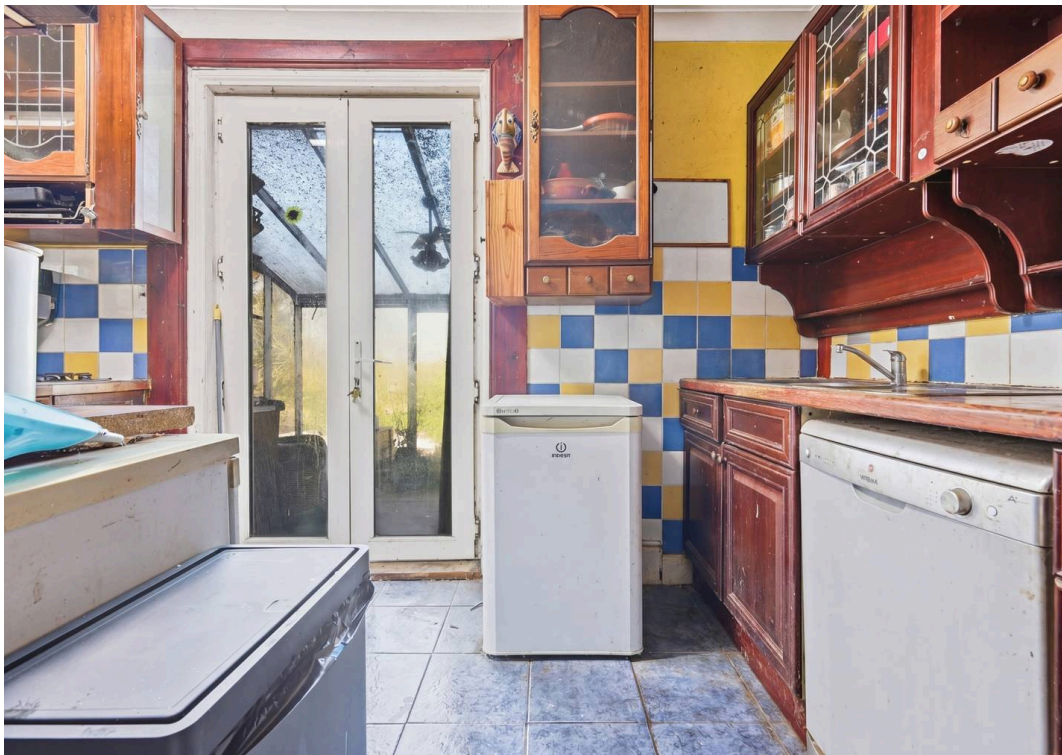
A substantial detached farmhouse of just under 4,700 sq ft, positioned at the entrance of an exclusive new development of nine homes in Woodham Ferrers. A rare opportunity with significant scope for value creation, either through refurbishment of the existing dwelling or redevelopment of the plot, subject to planning.

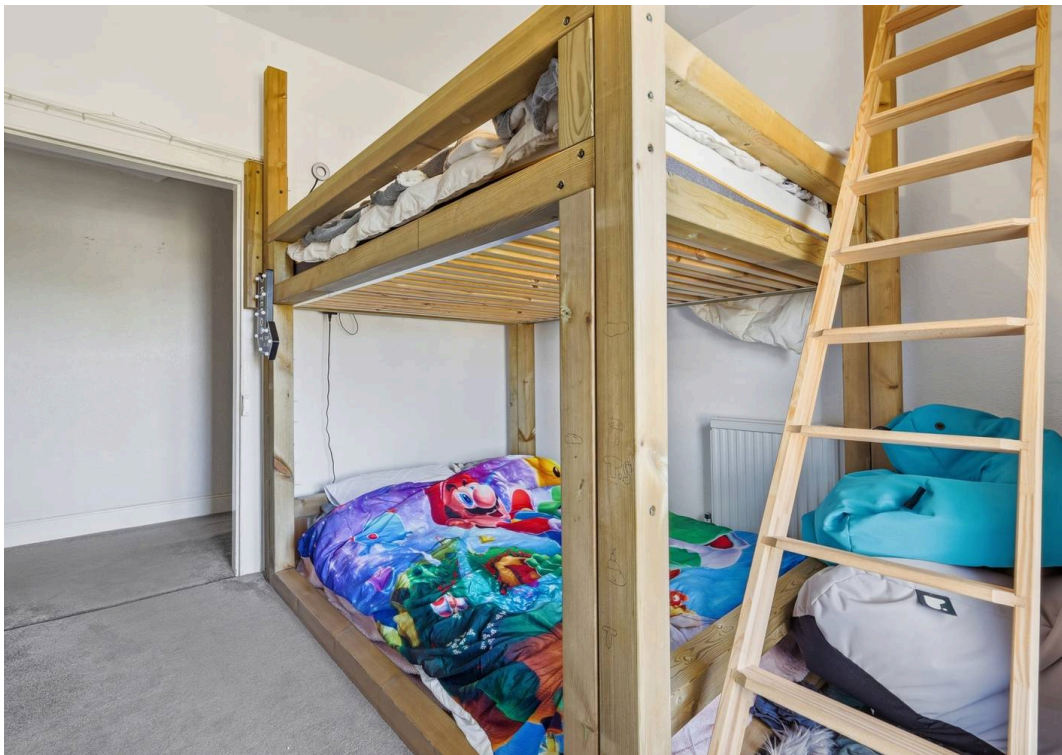
Set within a generous plot fronting Main Road, the property enjoys direct access without travelling through the new development. The farmhouse sits prominently at the front of the site, benefiting from privacy, a large garden, parking, and room for a double garage (STP).

The accommodation extends to almost 4,700 sq ft (floorplan attached), offering exceptional potential for those looking to create a substantial family home. The house is not being developed by the current owner and is offered as a standalone opportunity for a buyer to transform to their own specification.

Beyond refurbishment, the plot may also offer potential for future planning uplift. Subject to the necessary consents, buyers may explore options for redevelopment, including alternative dwellings on the site. The combination of size, position and surrounding new homes means the property lends itself to several future scenarios, all with strong potential for uplift.









BIRKETT HALL

Approx. Gross Internal Area 434.2 Sq M (4673.5 Sq Ft)



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Ground Floor

Approx. 210.0 sq metres (2261 sq. ft.)



First Floor

Approx. 175.0 sq metres (1875 sq. ft.)



Second Floor

Approx. 149.2 sq metres (1611 sq. ft.)



These floor plans are provided as a guide only. They are not intended to be used as a basis for any legal or contractual obligations or other legal proceedings. For more information, please contact the sales team.

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About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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Psst... Have you heard of discreet marketing?

Many people lose out on their dream home to someone in a better position.

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That is why we have innovated a totally unique and highly confidential moving home solution to put you in a competitive position.

Let us find you a buyer without any advertising or pressure and without the neighbours knowing.

Your secret is safe with us...

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