



## Barn Conversion: Ingatestone

**Guide Price**  
**£425,000**

### RAYLEIGH OFFICE

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

**01268 783377**

For sale by auction on 24th May 2017 in association with Dedman Gray Auctioneers. Development opportunity: Freehold parcel of land measuring 4.88 acres with planning granted to convert farm building to form three new dwellings.

### DETAILS

A rare opportunity for the redevelopment of existing farm buildings to residential with planning permission granted, situated in the highly sought after Mill Green location. The site at Whitehouse Farm extends to 4.88 acres of grass land with two redundant farm buildings. The site is also sold with the option to purchase two adjacent farm cottages.

#### 1 & 2 WHITEHOUSE FARM COTTAGES

There is an option for the buyer of this Lot to purchase the two adjacent Farm cottages which are being sold with statutory tenants in situ producing a combined income of £11,074 per annum with an opportunity to increase the rent on No.1 to open market levels. The price of these properties is £600,000 and the option will be available for one month after completion of

the purchase of the Barns.

## **PROPOSED ACCOMODATION**

The site has planning permission to convert the main barn into a three bedroom detached dwelling with open plan lounge/diner, kitchen and two bathrooms and separate w/c. The site also has planning permission to convert the Stock Sheds into two x two bedroom semi detached dwellings with open plan lounge, kitchen and dining room.

## **PLANNING**

Planning was granted by the Brentwood District Council to convert redundant farm buildings to 3 residential properties<sup>2</sup>. Full details can be found on the Brentwood District Council Website reference 16/01408/FUL. All the properties<sup>2</sup> are either listed or curtilage listed.

## **AUCTIONEERS NOTE**

There is an option to purchase the two cottages placed at the front of the plot for £600,000. These cottages consist of -

No 1 Whitehouse Farm Cottages - Two reception rooms, kitchen, two bedroom, bathroom, and two attic rooms. Let for £5,900 per annum to Mr Roberts who succeeded from his father and now occupies as an assured tenant under the Housing Act 1988. He therefore benefits from security of tenure but can be charged an open market rent.

No 2 Whitehouse Farm Cottages - Reception room, kitchen, two bedrooms and bathroom. Let for £5,174 per annum to Mr Bonnington under the Rent Act 1977 which affords the tenant security of tenure and a right to a regulated rent.

## **LEGAL 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.

### **VIEWING**

Strictly by appointment with Dedman Gray Auctioneers 01702

311111 . 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.

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