

Cottage: Halstead

**Guide Price
£310,000**

RAYLEIGH OFFICE

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

01268 783377

Lot 4 - A pair of semi-detached cottages with potential for either extensive renovation or redevelopment, subject to appropriate planning permission.

DETAILS

1 and 2 Barr Hall cottages are a semi-detached pair forming part of Barr Hall Farm that is being sold as a whole or in up to eight lots. The Cottages are located to the south of Barr Hall and form lot 4. They have the potential for either extensive renovation or redevelopment, subject to the appropriate planning permission. The dwellings are timber frame with weatherboard cladding and cement tile roof. Both properties have small lean-to's on the rear. Each of the cottages have similar layouts. On the ground floor there is a sitting room with an open fireplace and a kitchen, and on the first floor two bedrooms and a bathroom. The tenant in number 1 has fitted a new kitchen which has been part-funded by the landlord. Both cottages have parking areas and gardens to the side that are mainly laid to lawn. The property is being sold with further land to the rear to provide potential additional space subject to the appropriate permissions. This pair of cottages are currently let on Assured Shorthold Tenancies.

LOCATION

Barr Hall cottages are located to the west of Sible Hedingham, a large village with some local shops. There is a wider range at Halstead and more extensive shopping facilities at Sudbury and Colchester.

Access to the trunk road network is either by the A120 dual carriageway at Braintree (10 miles), the A12 at Colchester (20 miles) or the A14 at Bury St Edmunds (25 miles). There is a mainline railway station at Colchester with branch lines at Braintree and Sudbury.

GENERAL REMARKS AND STIPULATIONS METHOD OF SALE

Barr Hall Farm of which these properties² form part is being offered for sale by private treaty as a whole or in lots.

TENURE AND POSSESSION

The property is offered subject to the current occupants of the cottages. The cottages are each let separately and the tenants occupy them under Assured Shorthold Tenancies.

Further details with respect to these tenancies are available from the vendors agents on request.

SERVICES

Barr Hall Farm has a private borehole supplying water to all of the dwellings including 1 and 2 Barr Hall Cottages. The supply is regularly tested and the supply pipes have recently been replaced. The tenants do not currently pay for the infrastructure or water used however the right is reserved to charge in the future.

1 and 2 Barr Hall Cottages - Have shared private drainage and mains electricity.

FIXTURES AND FITTINGS

Unless otherwise described all fixtures and fittings are excluded from the sale.

OUTGOINGS

1 and 2 Barr Hall Cottages - Band B

POSTCODE

CO9 3LR

EPC

1 Barr Hall Cottages - F

2 Barr Hall Cottages - G

LOCAL AUTHORITY

Braintree District Council. T: 01376 552525. E: csc@Braintree.gov.uk. W: www.braintree.gov.uk.

Essex County Council. T: 0345 743 0430. E: contact@essex.gov.uk. W: www.essex.gov.uk

LEGAL

VAT

The sale price of the property is exclusive of VAT.

HEALTH AND SAFETY

Given the potential hazards of a working farm all viewings must be accompanied. Viewings strictly by appointment with Whirledge & Nott - 01268 783377 or 07769 308295.

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 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.

**Whirledge
&Nott**

Land • Property • Development

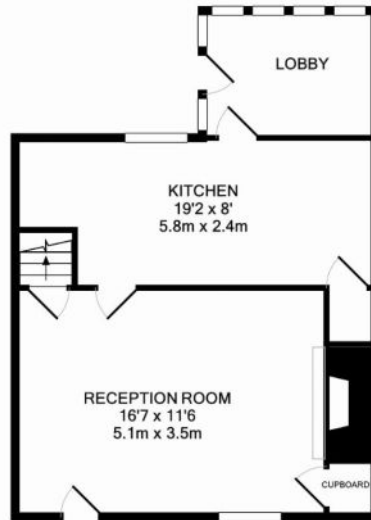
Floor Plan

1 Barr Hall Cottages

Total Floor Area: 832 SQ.FT (77.3 SQ.M) Approx.

Ground Floor: 450 SQ.FT (41.8 SQ.M) Approx.

First Floor: 382 SQ.FT (35.5 SQ.M) Approx.



GROUND FLOOR



FIRST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
© Whirlledge & Nott

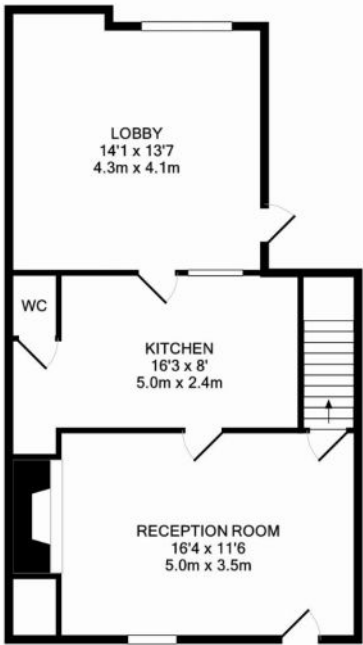
Floor Plan

2 Barr Hall Cottages

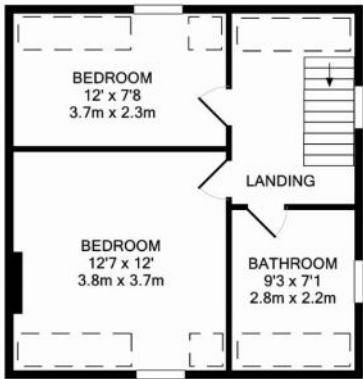
Total Floor Area: 962 SQ.FT (89.4 SQ.M) Approx.
Ground Floor: 580 SQ.FT (53.9 SQ.M) Approx.
First Floor: 382 SQ.FT (35.5 SQ.M) Approx.



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
© Whirlledge & Nott



GROUND FLOOR



FIRST FLOOR