



## Barn Conversion: Stock

**Guide Price**  
**£950,000**

### CHELMSFORD OFFICE

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

**01245 231123**

Farrows Farm Barns are a range of barns with planning permission for conversion to two residential units.

### DETAILS

#### DESCRIPTION

A range of barns with planning permission for conversion to two residential units.

The property is accessed directly from the highway over a shared drive into a courtyard that will provide parking and circulation. To the rear of the main barn, views will be enjoyed over open farmland, with garden accommodation for each unit. The property extends in total to approximately 0.19 Ha (0.49 acres) with shared access directly to Stock Road.

This is a fantastic development opportunity set within the highly desirable village of Stock, where it is considered that the Essex Barn would have a final developed value in the order of between Â£1.2 and Â£1.4 Million and the converted former workshop a completed value in the order of between

£800,000 and £900,000. Please note this is not a valuation and prospective purchasers must satisfy themselves in this regard, based on their own intentions for the property.

## LOCATION

Stock is a sought after village with shops, including Budgens and 4 pubs as well as Crondon Park Golf Course and the popular Greenwoods Hotel and Spa. The properties lie approximately 7km from the centre of Chelmsford, 5km from the centre of Brentwood, as the crow flies. Google indicates Billericay and Ingatestone Railway stations are approximately 11 minutes and Sandon Park and Ride Car Park 8 minutes by car. Junction 16 of the B1007/A12 is approximately 1 mile by road.

Chelmsford offers a direct rail to London Liverpool Street within approximately 35 minutes and offers a wide range of facilities including a shopping, restaurant and cinema complex.

The property is located approximately 26 miles from Stansted Airport and within 8 miles of the A12, providing quick routes to Colchester (approximately 28 miles).

## THE BUILDINGS

The buildings consist as follows:

### **Traditional Essex Barn & Single Storey Stable Block - Approx 326 sq m (3,514 sq ft)**

Planning permission to convert to a 5 bedroom residential unit with an adjoining ground floor annex providing:

#### Main Dwelling:

##### *Ground Floor:*

- Entrance via main full height midstray
- Open plan Kitchen/Dining Room
- Utility
- WC
- Lounge
- Dining Room
- Study
- 3 Bedrooms with one en-suite

- Family Bathroom

*First Floor:*

- Two Bedrooms with separate en-suites and dressing rooms.

Annex:

- Open plan Kitchen and Living Space.
- Master Bedroom
- Bathroom
- Outside store room

**Proposed Cart Lodge**

The planning permission includes permission to erect an open fronted cart lodge to provide covered storage and parking for 3 vehicles for the residents of the Main Dwelling and Annex.

**Brick built Workshop & Stables - Approx 161 sq m (1,735 sq ft)**

Planning permission to convert to a 3 bedroom residential unit providing:

*Ground Floor:*

- Full height mid-stray with open plan Kitchen and Living Space
- 2 Bedrooms
- Family Bathroom

*First Floor:*

- Master Bedroom with En-suite

**Atcost Cattle Yard (Behind Essex Barn) - Approx 351 sq m (3,788 sq ft)**

Located behind the Essex Barn, this building is currently used as a covered cattle yard and would be required to be removed as a condition of the current planning permission.

**Timber Framed Cart Lodge - Approx 63 sq m (685 sq ft)**

To provide parking and storage for up to 3 vehicles.

### **TOWN PLANNING**

The local planning authority is Chelmsford City Council. Planning permission was granted for the conversion of the buildings under the application reference **19/00867/FUL**.

A pack of planning documents is available from the selling agent, however, prospective purchasers must make themselves aware of the planning conditions and opportunities.

The vendor is converting the neighbouring agricultural barn for their own private dwelling, for which planning permission has been secured.

### **SERVICES**

Prospective purchasers must make their own enquiries in regard the availability and suitability of services. The Purchaser will be responsible for any works that are required to separate the existing services from the adjoining farmhouse and their maintenance as a condition of the sale.

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in these particulars or not. Please see 'Conditions of Sale' below for further details of reservations and requirements.

### **METHOD OF SALE**

The property is being offered for sale by private treaty.

### **TENURE**

The property is being offered for sale Freehold.

### **FIXTURES AND FITTINGS**

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

### **POSTCODE**

CM4 9QX

- The Purchaser shall have a right of access for all purposes at all times over the entrance way (hatched on the Sale Plan) subject to making reasonable contribution towards upkeep and maintenance costs.
- The Vendor will erect at their own cost and thereafter maintain a 1.8 m boundary wall along the boundary marked A-B-C on the Sale Plan.
- The Purchaser will erect and thereafter maintain a post and three rail fence with rabbit proof netting between the points marked C-D-E on the Sale Plan.
- The Purchaser will erect and thereafter maintain a 1.8m high close boarded fence between the point marked F-G on the sale plan.
- The Purchaser will not erect any garden structures, new buildings or extend the existing buildings on the land hatched blue on the Sale Plan without the express prior consent of the Vendor.
- The Vendor will grant the Purchaser the right to install (and thereafter maintain at their own expense) a Septic Tank with associated services on the land hatched yellow on the Sale Plan.
- To satisfy the Planning Permission the Purchaser will be obliged to remove the Atcost Barn, Leanto and Stable (that remain within the Vendors retained land) within three months of completion (making good the ground to the reasonable satisfaction of the Vendor). In the event that this work is not completed the Vendor retains the right to remove the buildings at the Purchaser's cost.

## **NOTICE**

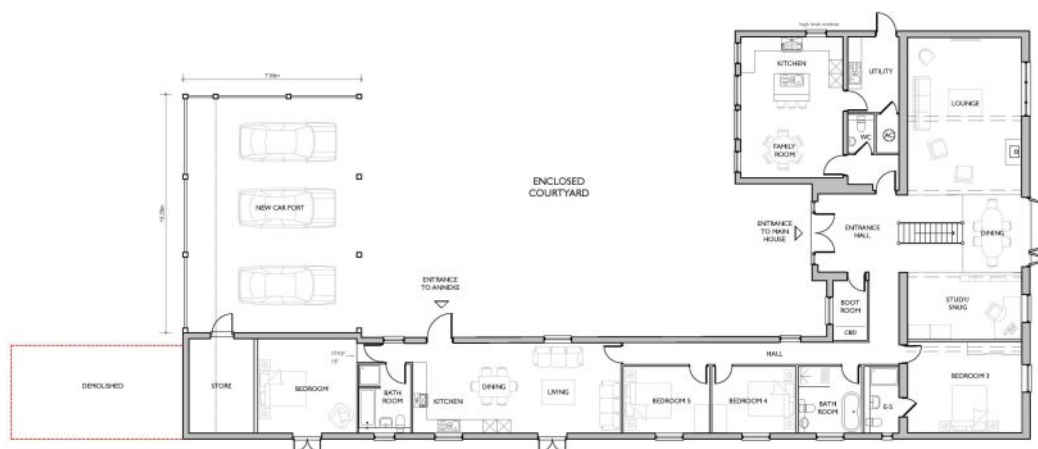
Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## **HEALTH AND SAFETY AND VIEWING**

Given the potential hazards of these buildings all viewings must be accompanied. Viewings strictly by appointment with Whirlledge & Nott. Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.



Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



B. Date and year openings reduced  
 A. Review & door placements about  
 reports

1 (607) 71-1 NIS  
 (607) 71-1 IUS  
 Party Email

|  |                         |           |                |
|--|-------------------------|-----------|----------------|
| <b>PUBLICIST</b>   |                         |           |                |
| <b>FARROWS FARM, STOCK ROAD,<br/>STOCK, OH 90X</b>   |                         |           |                |
| <b>TITLE:</b><br><b>ESSEX BARN<br/>PROPOSED PLANS</b>  |                         |           |                |
| <b>1:100 @ A2</b>  | <b>MAY 19</b>           | <b>NB</b> | <b>CHECKED</b> |
| <b>DATE</b><br><b>19/12/17</b>   | <b>DWG.</b><br><b>A</b> |           |                |
| UNIT 4 - Proposed Slabs - Hemmings Road<br>L&S Building Essex CM2 4SD<br>Tel: 01431 464497 www.architectsmix.co.uk |                         |           |                |

ARCHAD

**ARCHITECTS**

Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arctely Architects immediately.



|                         |  |
|-------------------------|--|
| PROJECT                 | MARCONI PARK STOCK ROAD,<br>STOCK, CMA 90A       |
| SITE                    | WORKS OF BUILDING<br>PROPOSED PLANS & ELEVATIONS |
| DATE                    | 1 FEB 19   |
| DRAWN BY                | JAB  |
| CHECKED BY              |  |
| SCALE                   | 1:50   |
| DATE                    | 19/12/19   |
| BY                      |  |
| UNIT 4 - PROJECT NAME : | Marconis Road                                    |
| UNIT 4 - DRAWING NO :   | CMJ-400  |
| UNIT 4 - SCALE :        | As Shown   |
| UNIT 4 - DATE :         | 19/12/19   |