



Barn Conversion: Bicknacre

POA

CHELMSFORD OFFICE

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

01245 231123

Woodham Hall Barns consist of a range of traditional-framed, timber-clad barns set in a plot extending to approximately 1.5 ha (3.71 acres), with expired planning permission for conversion to three residential units and scope for further development subject to planning and an overage condition.

**BEST OFFERS TO BE SUBMITTED TO WHIRLEDGE & NOTT BY NO
LATER THAN 12 NOON ON 8TH JUNE 2021**

DETAILS

DESCRIPTION

Woodham Hall Barns consist of a range of traditional-framed, timber-clad barns with expired planning permission for conversion to three residential units (Planning Reference: 15/00951/FUL). These include a detached timber framed and clad Essex Barn, steel-framed modern grain store, agricultural Pole Barn and timber cart lodge. There is planning consent to convert to 3 dwellings and scope (subject to planning) for further development.

The property is accessed directly from the Main Road over a shared drive into a courtyard. To the rear of the site, views will be enjoyed over woodland

and open farmland.

The property extends in total to approximately 1.5 Ha (3.71 acres) including grazing paddocks.

METHODS OF SALE

The Vendor is inviting offers that include the following:

- A price to buy the property unconditionally
- A price to buy the property subject to overage
- A price to buy the property once planning permission is achieved.

Further details of the proposed methods of sale are as follows:

Unconditional Offer

The Vendor will consider the sale of the property on an unconditional basis. No Overage would be included in the disposal.

Offer Subject to Overage

The Vendor will consider the sale of the property subject to the inclusion of Overage obliging the Purchaser to pay the Vendors £35,000 per residential unit converted or developed on the site over the next 20 years. The fixed overage payment will be increased in line with consumer price index.

Subject to Planning Offer

The Vendor will consider proposals for a Conditional Subject to Planning Contract. The Purchaser shall set out their principle terms in their bid to include:

- Purchase Price (£'s)
- Contract Deposit (£'s)
- Length of Contract (months / years)
- Time frame to submit an application (months)
- Details of proposed planning strategy
- Details of proposed size and scale of proposed development

An underlying overage will be applied to the sale such that the Purchaser will pay the Vendors 15% of any increase in value arising from the subsequent development of the site (in excess of the Purchasers agreed scheme) over

the next 20 years.

BEST OFFER DEADLINE

Offers should be submitted using the attached form.

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LOCATION

Woodham Hall Farm is located adjacent to Essex Wildlife Trust woodland on the outskirts of Bicknacre, a sought after village with several shops, Post Office and pubs as well as the popular Britannic Park. The property lies approximately 9km from the centre of Chelmsford, 6km from South Woodham Ferrers, as the crow flies. The A130/A12 is approximately 6 miles by road.

ACCESS

The property is accessed directly from the Main Road over a shared drive in to a courtyard.

THE BUILDINGS

Barn 1:

Traditional Essex Barn of approximately 205 sqm (2,213 sq ft). Former planning permission to convert to a two storey residential unit.

Ground Floor

- Entrance via main full height midstrey
- Open-plan kitchen and dining room
- Utility
- Lounge
- Bedroom with en-suite and cloakroom
- Snug

First Floor

- Bedroom 1 with en-suite
- Bedroom 2
- Bedroom 3
- Family Bathroom

Barns 2 & 3:

Traditional single storey stable block of approximately 88 sqm (949 sq ft) and 114 sqm (1,233 sq ft). Former planning permission to convert to two storey residential units, each providing:

Ground Floor

- Entrance Hall
- Kitchen
- 3 Bedrooms
- Open-plan lounge and dining room
- Family Bathroom

Barn 4:

Former grain store of approximately 391 sqm (4,214 sq ft)

Barn 5:

Pole barn of approximately 197 sqm (2,130 sq ft). Formerly advised as holding potential for conversion to residential under Class Q General Permitted Development (Planning Ref: 1700069/CUPAQ).

EXTERNALLY

To the rear of the site, views will be enjoyed over woodland and open farmland.

TOWN PLANNING

The local planning authority is Chelmsford City Council. Planning permission was previously granted in 2015 for the conversion of the single-storey traditional buildings and main Essex Barn into three residential dwellings (15/00951/FUL). The planning permission expired in 2018, a pack of the planning documents is available from the selling agent however prospective purchasers must make themselves aware of the planning conditions and opportunities.

The former permission was granted subject to a community infrastructure levy charge.

An indication was also given by Chelmsford City Council for the potential conversion of the traditional grain store into a dwelling house(s) under application 1700069/CUPAQ. No enquiries were made regarding the potential re-use of the existing pole barn, although this may well hold scope

for potential conversion as well.

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.

Please note the photographs were taken in 2018.

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.

SERVICES

Prospective purchasers must make their own inquiries regarding the availability and suitability of services. The Purchaser shall ensure that existing services to the adjoining farmhouse are separated and maintained where necessary.

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. Your attention is drawn to the following:

- The Vendors shall grant a right of access for all purposes at all times over the entrance splay to the courtyard. The Vendor and Purchaser shall share future maintenance costs.
- The Vendors shall reserve a right of access of at least 4m wide over the property for all purposes at all times to facilitate access to the retained land lying to the north-east (indicatively cross hatched brown on the sale plan).

TENURE AND POSSESSION

The property is being offered for sale freehold with vacant possession on completion.

FIXTURES AND FITTINGS

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

POSTCODE

CM3 4HW

**Whirledge
&Nott**

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