



Residential Development: Chelmsford

Guide Price
£675,000

CHELMSFORD OFFICE

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

01245 231123

WHEATS FARM QUAD SCHEME

This development is a rare opportunity for the consented conversion of former agricultural buildings to provide two substantial 4 bedroom dwellings, totalling 6,250.33 Sq Ft set in open countryside within reach of Chelmsford, Great Dunmow, Braintree and Bishops Stortford.

Adjoining this site and available separately is Wheats Farm Poultry Site offering an 8 unit development:

[CLICK HERE FOR DETAILS TO WHEATS FARM POULTRY HOUSE SITE](#)

DETAILS

LOCATION

The Quad Scheme is at Wheats Farm, located between Pleshey and High Easter at Stagden Cross. The properties are located adjacent to the public highway in open countryside with farmland views.

Chelmsford is 10km southeast, Great Dunmow 7.5km north and Braintree 13.5km north east.

Access to the A120 at Great Dunmow is approximately 12 minutes and the A12 at Boreham Interchange is approximately 20 minutes by car.

By road the nearest railway stations are:

- Chelmsford 12km
- Bishop's Stortford 25km
- The property will also be 16km from the new Beaulieu Park Station due to open in 2026

Primary schools are available at Ford End and Great Waltham with secondary schools at Chelmsford. Private Schools close by include Bishops Stortford College, Felsted School and New Hall.

POSTCODE: CM3 1HW

WHAT3WORDS: ///eradicate.ourselves.towns

WHEATS FARM QUAD SCHEME - GUIDE PRICE £675,000

The buildings lie adjacent to Wheats Farmhouse. These former agricultural buildings have planning consent for conversion to two substantial dwellings as follows:

Unit A - Conversion - 267.37sqm / 2,877.97 sqft

- 4 Bedrooms
- 2 Ensuites
- Dressing Room
- Lounge/Kitchen
- Hall
- Family Room
- Utility Room
- Bathroom
- Dining Room
- Boot Room

Unit B - Conversion - 313.30sqm / 3,372.36 sqft

Ground Floor:

- 2 Bedrooms
- 2 Ensuites
- 2 Dressing Rooms
- Cloakroom
- WC
- Hall
- Lounge
- Kitchen
- Dining Room
- Boot Room
- Utility

1st Floor:

- 2 Bedrooms
- 2 Ensuites

The plot size extends to approximately 0.63ac (0.25 ha). Please see **blue** outline on the attached plans.

Total: **580.67 Sq m / 6,250.33 Sq Ft**

Town Planning

Planning consent granted on 13.09.2023 for the conversion of redundant buildings to 2 no. dwellings. (**Ref: UTT/23/1059/FUL**)

Purchasers must satisfy themselves as to the relevant town planning consents.

Services

Mains electricity has been connected on the site previously.

Prospective purchasers must make their own inquiries as to the suitability and availability of services.

Right of Way

Footpaths 43 & 45 have recently been approved for diversion by an Essex

County Council Public Path Diversion Order 2024 dated 12 June 2024. This diversion moves the public right of way to the northwest of the development.

There is a Right of Way for access to Unit B across the neighbouring Poultry House Site.

LEGAL

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.

VIEWING

Strictly by appointment 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.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

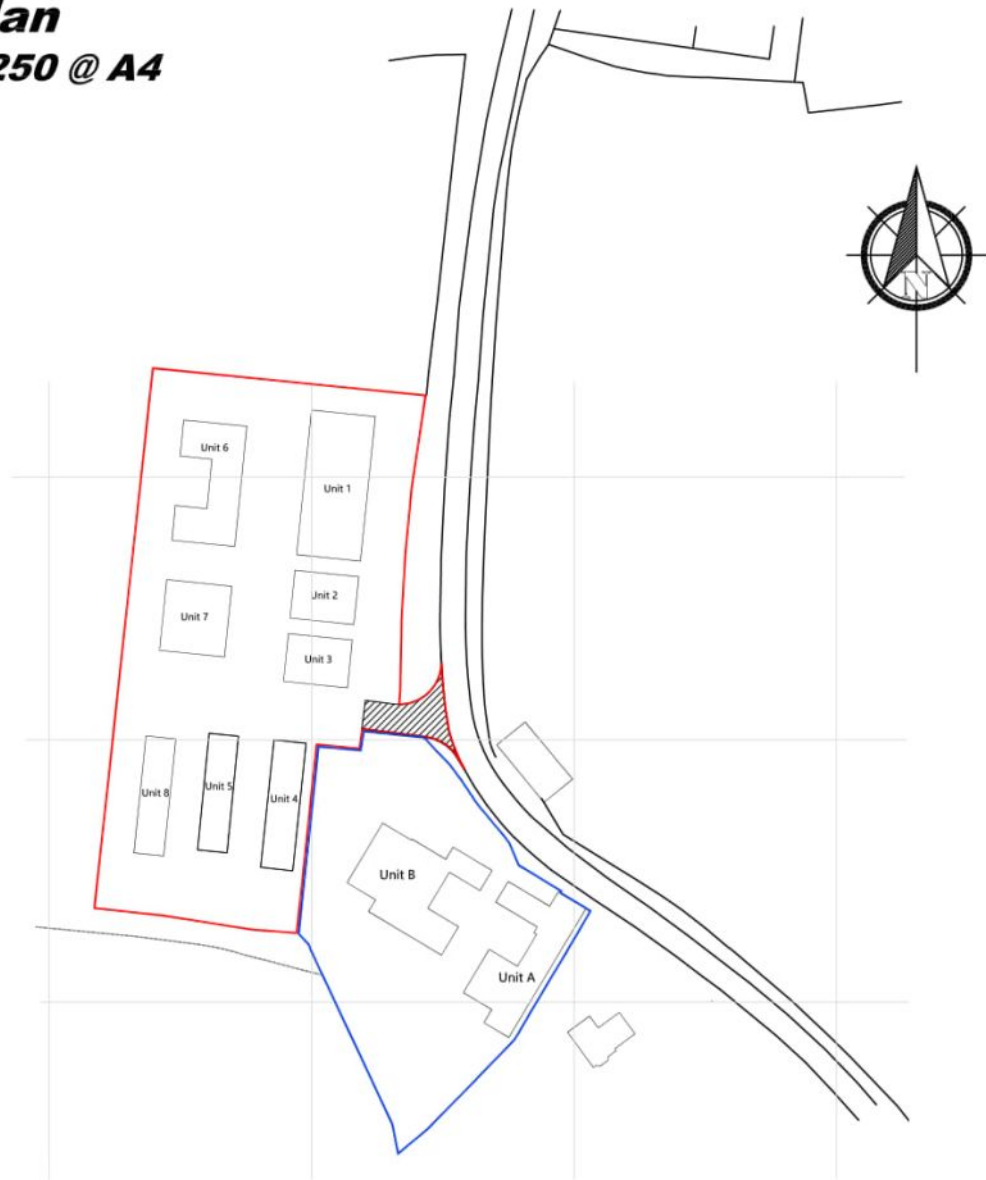
The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

Sales Plan

Scale 1:1250 @ A4



	Poultry House Site Sale Boundary	5010sqm	1.23 acre
	Quad Scheme Sale Boundary	2560sqm	0.63 acre
	Right of Way Access For Unit B		

Approved Consents

UTT/23/1059/FUL	Unit A & Unit B Conversions
UTT/23/3211/PAQ3	Units 1 - 5 Conversions
UTT/24/1572/FUL	Units 6 - 8 New Build

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Rev	Revision	Date
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CLIENT
James Luckin

DRG
Sales Plan
Quad & PH Site

PROJECT
Proposed Development at
Wheats Farm, Chelmsford, Essex, CM3 1HW

SCALE
1 to 1250 @ A4

DATE
Mar 25



DWG No
1223 - SP-07

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*No dimensions to be scaled from drawing. *Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

