



Residential Land: Chelmsford

POA

CHELMSFORD OFFICE

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

01245 231123

WHEATS FARM POULTRY HOUSE SITE

8 Residential units totalling 1,167 Sqm / 12,561.56 Sq Ft.

This exciting development offers a rare opportunity for the consented conversion of former agricultural buildings (and demolition of one poultry house) to provide 8 residential units totalling 12,561.56 Sq Ft with a mix of (5,4 and 3) bedroom dwellings (3 new build, 5 conversions), set within idyllic open countryside within reach of Chelmsford, Great Dunmow, Braintree and Bishops Stortford. Located within a plot extending to approximately 1.23 ac (0.49 ha). Please see red outline on the attached plans.

Adjoining this site and available separately is Wheats Farm Quad Scheme offering a 2 unit development:

[CLICK HERE FOR DETAILS TO WHEATS FARM QUAD SCHEME](#)

with super 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: ///exists.explored.conquests

DESCRIPTION

Former agricultural buildings with planning consent for the conversion of three poultry houses into five residential units (1-5) (**UTT/23/3211/PAQ3**) and the demolition of a poultry house and new build of three residential units (6-8) (**UTT/24/1572/FUL**).

Conversion

- **Unit 1:** Five bedroom, five en-suites with dressing room, WC, home office, utility, open plan living and kitchen area and pantry. (306 sqm/ 3,293.78 sqft).
- **Unit 2:** Three bedroom, one bathroom, one en-suite, WC, pantry, open plan living and kitchen area and utility. (95 sqm/ 1,022.58 sqft)
- **Unit 3:** Three bedroom, one bathroom, one en-suite, WC, open-plan living and kitchen area and pantry. (95 sqm/1,022.58 sqft).
- **Unit 4:** Three bedroom, one bathroom, one en-suite, WC, open-plan living and kitchen area. (126 sqm/ 1,356.26 sqft)
- **Unit 5:** Three bedroom, one bathroom, one en-suite and open-plan living and kitchen area. (99 sqm/ 1,065.63 sqft)

New build

- **Unit 6:** Four bedroom, three en-suites, open-plan living and kitchen area and utility room. (195sqm/ 2,098.98 sqft).
- **Unit 7:** Three bedroom, one bathroom, one en-suite, open-plan living and kitchen area, WC and pantry. (149 sqm/ 1,603.83 sqft)
- **Unit 8:** Three bedroom, one bathroom, one en-suite and open-plan living and kitchen area. (102 sqm/ 1,097.56 sqft.)

Total: 1,167 Sqm / 12,561.56 Sq Ft.

The plot size extends to approximately 1.23 ac (**0.49 ha**).

Town Planning

Planning consent under Part Q was granted on 19 February 2024 for the conversion of 2 former poultry houses to create units 1-5 (**UTT/23/3211/PAQ3**).

Units 6-8 were approved on **16 September 2024** under permission (**UTT/24/1572/FUL**) for the demolition of a poultry house and erection of 3 new dwellings.

The local authority is Uttlesford District Council.

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

Services

Mains electricity and water has been connected to the site.

Prospective purchasers must make their own enquiries 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 across the entrance for the adjacent Unit B of the neighbouring Quad Scheme.

The Vendor reserves a Right of Way across the site for access to retained land to the West.

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 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.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

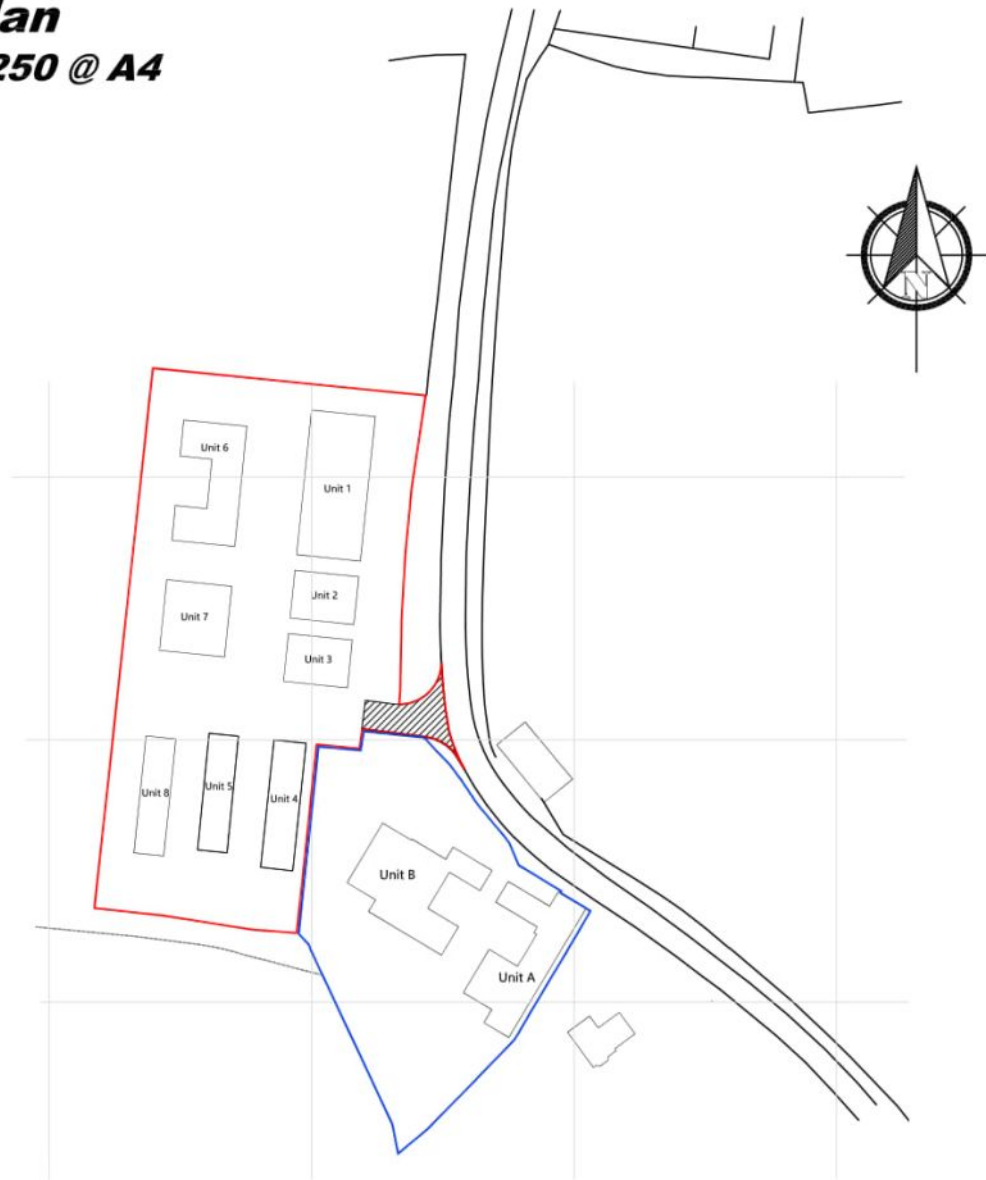
The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

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

