

HOWE STREET, FINCHINGFIELD, BRAINTREE  
OFFERS OVER £275,000

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Approximately An Acre Plot
- Conversion Of Agricultural Barn Into Two Residential Dwellings
- Site Viewings Available
- Site Will Be Off Grid
- Class Q Planning Permission Granted
- Planning Reference :- 25/00081/COUPA
- Quiet Location
- Approximately 124 Square Metres Per Dwelling

Set within approximately an acre is this agricultural barn with Class Q planning permission granted for change of use into two residential dwellings. The site is located at the end of a quiet private lane on the outskirts of the picturesque village of Finchingfield. The current planning permission is granted for two semi-detached three bedroom single storey barn conversions measuring approximately 124 Square Metres each. The consented site benefits from the ability to create its own independent gated access, allowing the development to operate separately from the farmhouse. For more information on the current planning permission, please visit Braintree District Council website and use the reference 25/00081/COUPA.

**Nearby Villages**  
Finchingfield

Often regarded as one of the most beautiful villages in Essex, Finchingfield is famous for its scenic village green, duck pond and the iconic humpback bridge. This picturesque village has been featured on postcards and in films, embodying the charm of rural England. Finchingfield has a selection of cozy pubs including The Fox, The Lion and The Three Tuns. The village is further served by a variety of amenities including:- a post office/village shop, restaurants, cafe's, health centre and petrol station.

Great Bardfield

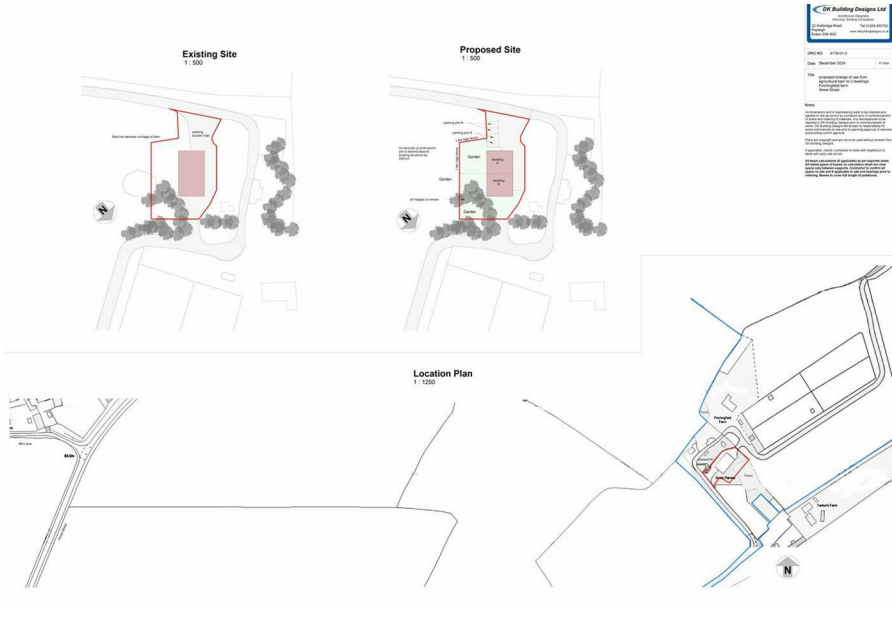
Great Bardfield is a larger village with a rich cultural and artistic history. This village gained prominence in the mid-20th century as an artists' community and still celebrates this heritage. The village has charming narrow streets, and an abundance of period homes. Great Bardfield offers several amenities, including a post office, co-op, cafes, a family butchers, hairdressers, and two pubs.

Thaxted

Thaxted is a quintessential English town known for its iconic windmill, ancient guildhall, and Morris dancing traditions. Thaxted offers a charming experience for residents and visitors alike. The town has more extensive amenities, including a bakery, post office & newsagent, dry cleaners, coffee shop, hairdressers, pharmacy, homeware shop, clothes shop, various dining options and three public houses.

**Planning Permission Strapline**  
25/00081/COUPA

Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development - Change of use to 2 no. residential dwellings.



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