

Land at Woodpecker Barn,
Cressing,
Essex



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A rare and exciting opportunity to acquire a prime self-build residential building plot for two houses.

The building plots

Located on an elevated site offering glorious countryside views, with outline planning permission for the construction of two stunning executive country residences extending to just over 2,500 sq ft per plot.

The scheme offers the opportunity to create two impressive five-bedroom farm-style family homes with detached double garages, extensive driveway parking and landscaped gardens.

These two properties offer a one off opportunity to create unique self-build homes.

The approved design delivers a substantial, high-specification country home designed for modern family living, offering extensive internal accommodation with large open-plan entertaining spaces, generous bedroom suites and impressive proportions throughout.

Outline Planning

Outline planning permission has been allowed on appeal 28th August 2024, for the erection of two detached self-build or custom-build dwellings with garaging and access, in accordance with the terms of the application, Ref 22/01623/OUT and Appeal Ref APP/Z1510/W/23/3332000, subject to the conditions in the attached schedule. Full plans and details are available on Braintree District Council's website. Prospective purchasers are advised that they should make their own enquiries with the local planning authority.

Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.

Agents Note

The local authority has restricted the permission to 'self-build or custom-build' only.



Location

The Woodpecker Barn site occupies a pleasant position within the curtilage of the village of Crossing a charming village that benefits from having excellent transport facilities, most notably its proximity to the local branch line railway station. Crossing station provides an hourly service to London Liverpool Street (average journey time 60 minutes) and is within a half mile walk from the property, alternatively the main line railway station at Witham which has a direct connection to London Liverpool Street (approximate journey time 45 minutes). Stansted Airport is just 18 miles to the west at Junction 8 of the M11 catering for domestic flights and international destinations beyond. Close by is the well served town of Braintree, offering a High Street with a number of independent stores together with numerous pubs, restaurants and supermarkets. Just over a mile away is Freeport Designer Outlet offering numerous high street shops as well as a cinema and leisure centre. There is a wide range of schooling in the area, both state and private, including The Felsted Schools to the west, New Hall to the south, and Gosfield to the north. Chelmsford has the benefit of King Edward VI Grammar School and Chelmsford County High School for Girls.

Postcode region: CM77

General

Local Authority: Braintree District Council

Services: To be advised

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Plot 1 'Barn':
237m² (2551 sq ft)

Plot 2 'Farm House':
255m² (2744 sq ft)

The garages: 39m² (419 sq ft) each

Freehold | Village

Guide price £295,000 per plot





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