

Great Biggins Farm,
Finchingfield



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Land and property. Since 1885.

Grade II listed property with a range of buildings, all in need of renovation, in about 9 acres of grounds

This rarely available house, outbuildings and plot of about 9 acres, and is sold as seen

Property

Traditional 16th century timber framed farmhouse with later 20th century additions, Great Biggins is Grade II listed and believed to be one of the oldest properties in the village. In need of renovation and set back from the road with a long driveway, the property is being 'sold as seen', which includes a variety of old barns and buildings that are scattered throughout the wooded plot that totals about 9 acres.

Location

Finchingfield which is recognised as one of England's most picturesque villages. The farmhouse is set comfortably at the centre of its own grounds with views over its gardens and moat. The village of Finchingfield offers a post office, general store, and various excellent public houses and restaurants. For a greater selection of amenity and shopping conveniences, Chelmsford, Saffron Walden and Bishops Stortford are easily accessible. Audley End Train Station and Braintree Station both offer a mainline railway line to London Liverpool Street which can be reached in approximately 55 minutes. The property is also within easy reach of Stansted International Airport (13 miles).



Disclaimer

Due to the overall condition of the property and outbuildings it is being assumed the property is currently unlikely to be mortgageable and therefore is available to cash purchasers only. There have been no investigations into the potential planning prospects of the property and therefore, buyers must make their own enquiries with the local authority.

The property is of unregistered title and first registration, and the cost of first registration will be the responsibility of the new owners.

General

Local Authority: Braintree District Council
 Services: Mains electricity and water. Oil fired central heating. Private drainage, which we understand is not compliant with current regulations.
 Council Tax: Band G
 EPC Rating: TBC

Rights of way & restrictions

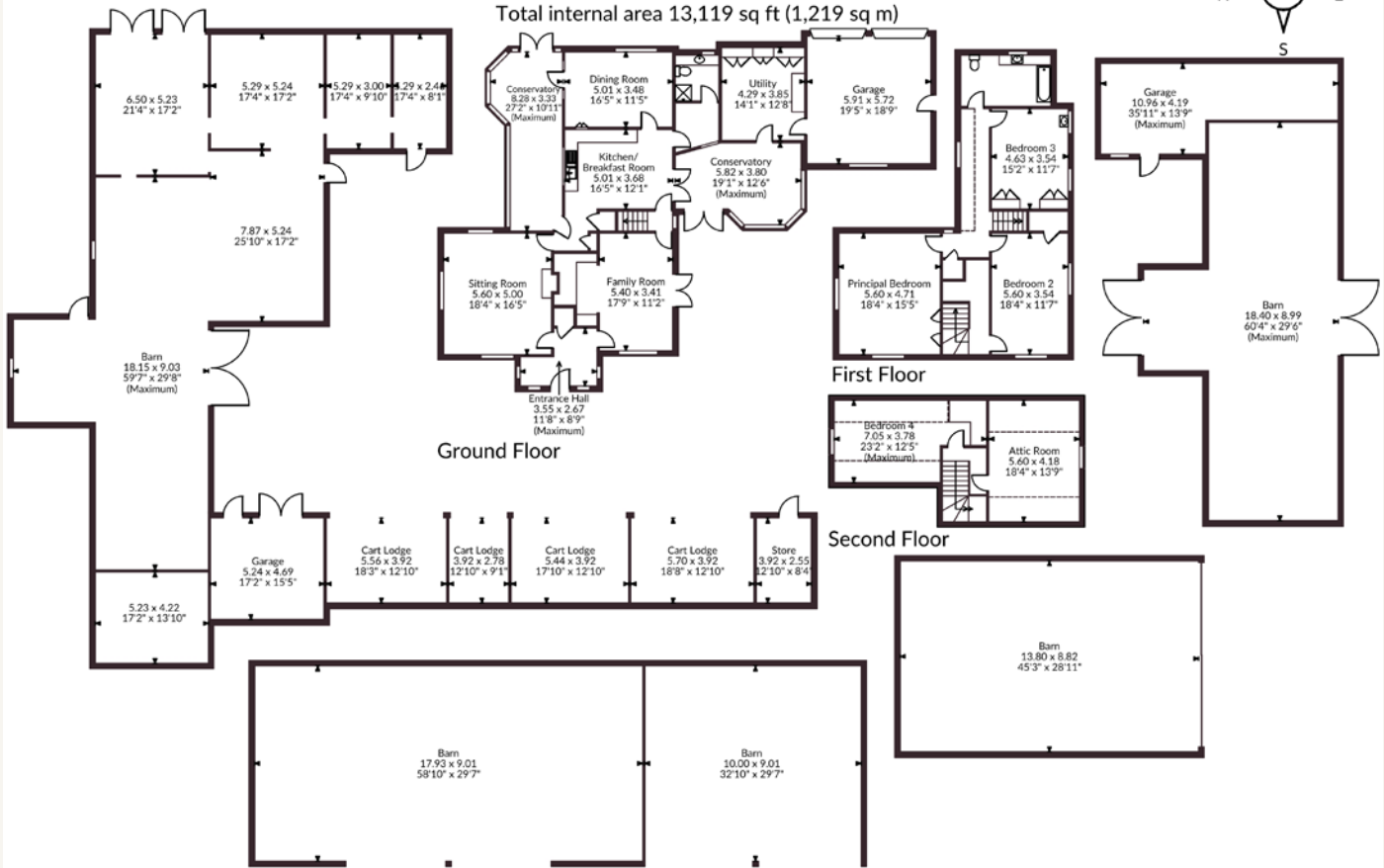
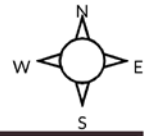
According to the Braintree District Council website, the property falls within in a conservation area. There are no footpaths or bridle ways through the land. The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these particulars or not.

13,119 sq ft (1,219 sq m)
4 bedrooms | 3 reception rooms
2 timber framed barns
Steel framed storage barn
4 Bay cart lodge
Private tree lined driveway
Separate paddock | About 9 acres
Freehold | Village

Guide price £900,000



Great Biggins Farm, Wethersfield Road, Finchingfield, Braintree
 Main House internal area 3,215 sq ft (299 sq m)
 Outbuilding internal area 9,904 sq ft (920 sq m)
 Total internal area 13,119 sq ft (1,219 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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