



FOR SALE

Mixed use small holding with campsite and permission for development

Hill Farm, Mill Road, Great Bardfield, Essex

AVAILABLE AREA

Site Area of 18 acres

IN BRIEF

- » Attractive mixed use small holding in a village location
- » Campsite with permission for tent and touring caravan pitches
- » Existing two bedroom bungalow
- » Planning permission for replacement 4 bedroom dwelling and 2 bedroom barn conversion
- » Site extending to 18 acres (7.2 Ha)

LOCATION

The property is situated less than 1 mile from the popular village of Great Bardfield, offering an excellent range of local facilities. A well serviced village with village stores/butchers, church, infant and junior school and public houses. The larger towns of Great Dunmow and Saffron Walden are 7 and 9 miles distant respectively. The M11 junction and Stansted Airport are approximately 12 miles distant. (Not under the flight path).

DESCRIPTION

Hill Farm is an attractive mixed use smallholding with established campsite in a popular village location. The property offers scope for further development with planning permission for a replacement 4 bedroom detached dwelling, together with permission for a 2 bedroom barn conversion. The land includes 4 fenced paddocks, together with 19 camping and caravan pitches and a 9-hole pitch and put course, set within 18 acres.

ROSEWOOD

The original bungalow is a 1960's design with 2 bedrooms and a conservatory at both the eastern and western elevations. The property has only had one previous owner since the 1950s. The bungalow has planning permission to be replaced by a 4-bedroom dormer style dwelling situated next to the existing plot. Ref. No: 17/01851/FUL

HILL FARM BARN

Situated next to the main access, adjacent to the road, former a storage barn workshop and first floor open plan office, with a single pitch roof and windows on both elevations. The barn has permission to be converted to a 2-bedroom dwelling utilising the views over surrounding agricultural land to the south. Ref. 19/00908/FUL



HILL FARM CAMPING

The 5 star rated campsite benefits from a separate access off Mill Road with a new gated entrance set back from the highway. The access track leads to the camp site in the lower field.

The campsite has permission for tent pitches during the months May to September and additional pitches for campervans/RVs/caravans during the months of April to October.

In addition there is a 9 hole pitch and putt golf course, together with wildlife ponds situated close to the eastern boundary and mixed broadleaf woodland. The land is bordered by the River Pant on the northern boundary and is bordered by agricultural land to the east and west.

PLANNING

The property benefits from planning permission for use as a campsite with additional caravan pitches. Ref. No: 21/00861/FUL

The bungalow has planning permission to be replaced by a 4-bedroom dormer style dwelling. Ref. No: 17/01851/FUL

The former storage barn and workshop has permission for conversion to a single 2 bedroom dwelling - Ref. 19/00908/FUL

INCOME & EXPENDITURE

The campsites are currently operated based on overnight bookings received between May and September, bookings are taken via Pitchup. Income and expenditure information available from the agents.

FACILITIES

The campsite has the benefit of a toilet and shower block situated in the centre of the site with male, female and disabled W.C. In addition are several outbuildings and storage barns.

SERVICES

The property benefits from mains electricity supply, together with mains water. Drainage is to a septic tank.





OUTGOINGS

Council Tax Band E - Rates Payable - £2,607.66
Business Rates - £nil

AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks.

Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. There is a right of way which runs across the access drive to the neighbouring property, Orgers Farm.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with sole agents Fenn Wright.

Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct.

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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

ENERGY PERFORMANCE

Rosewood - EPC F

LOCAL AUTHORITY

Braintree District Council

DIRECTIONS

Available from the agents. Postcode: CM7 4QQ

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so **THINK SAFETY FIRST!**





FB

53.7m

River Pant

FB

FB

Drain

Pond

Pond

Tank

Rosewood

71.8m

74.5m

66.2m

71.0m

Ogers Farm

Vine Cottage

Pump

Brial

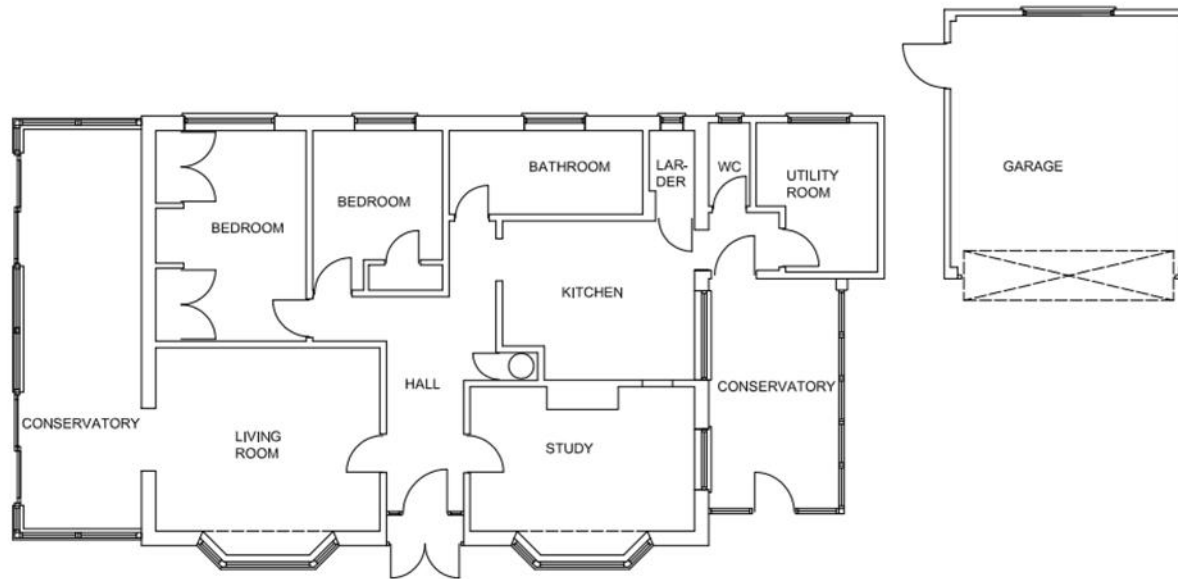
Van Gogh

Spring

0m 20m 40m 60m

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Floor Plan - Rosewood



GROUND FLOOR PLAN

