



Rook End Lane, Debden, CB11 3LR

CHEFFINS

Rook End Lane

Debden,
CB11 3LR



Guide Price £450,000

- Barn for conversion
- Plot size approx. 0.57 of an acre
- Full planning permission
- Five bedroom detached dwelling
- GIA 3,100 sqft
- Stunning rural location

BARN WITH FULL PLANNING PERMISSION FOR CONVERSION. A development opportunity to acquire a timber barn for conversion to a five bedroom dwelling with cart lodge parking. The barn is located in a stunning rural location on the outskirts of the village, just 4 miles from Saffron Walden. PLANNING REF: UTT/21/3526/FUL



SOUTH EAST ELEVATION - PROPOSED
1/100 @ A1



NORTH WEST ELEVATION - PROPOSED
1/100 @ A1



LOCATION

The barn is located in a rural location on the outskirts of the much sought-after and highly regarded village of Debden which offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away. Newport mainline station is 3 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

PLANNING PERMISSION

Planning permission has been granted for the conversion of a timber barn to a five bedroom dwelling offering accommodation of approximately 3,100 sqft (288 sqm), with a double bay cart lodge and private garden. In total, the site measures approximately 0.57 of an acre, however, there is the option to purchase additional land by separate negotiation.

The proposed conversion provides accommodation as follows:-

Ground floor - Entrance hall, study, utility/boot room, large vaulted open plan reception space, kitchen/breakfast room and snug, two double bedrooms and a shower room.

First floor - Galleried landing with study area, three double bedrooms with en suite facilities; one having separate access and dressing room providing scope for annexe accommodation.

The barn is located in a stunning, rural

location at the end of a quiet lane on the outskirts of the village, enjoying panoramic views over the adjoining, rolling countryside. The plans allow for a double bay cart lodge with adjoining store and a private garden.

Planning reference number:- UTT/21/3526/FUL. Further details can be obtained from the Uttlesford District Council website or our Saffron Walden office.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - n/a
- Property Type - Barn for conversion
- Property Construction - Timber frame
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 3,100 sqft for proposed new dwelling
- Parking - Double bay cart lodge and private driveway for proposed new dwelling

UTILITIES/SERVICES

- Electric/Water/Sewerage - Not connected. Prospective buyers to make their own enquiries regarding

connection costs.

- Heating - None
- Broadband - Not connected. Standard broadband available in the area.
- Mobile Signal/Coverage - Average

- Rights of Way, Easements, Covenants - Dunstable Barn will have right of access over the driveway marked in green on the plan. It will be the purchaser's responsibility to re-lay this driveway, with a future maintenance contribution (percentage to be agreed).

VIEWINGS

STRICTLY BY APPOINTMENT THROUGH THE AGENTS AS SITUATED ON A WORKING FARM. Due to safety reasons internal inspection of the barn is forbidden.



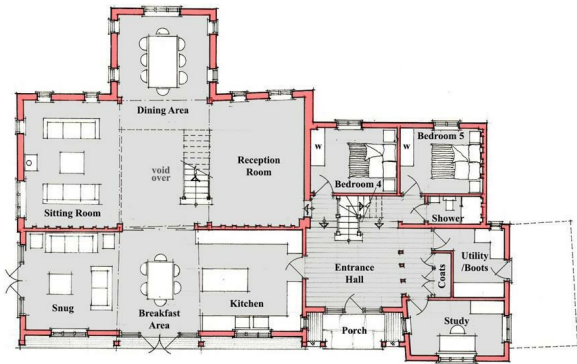
SOUTH WEST ELEVATION - PROPOSED



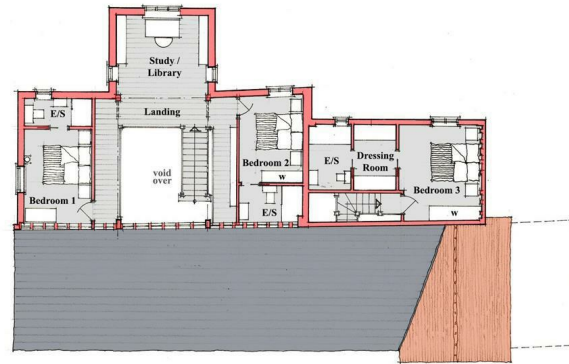
NORTH EAST ELEVATION - PROPOSED



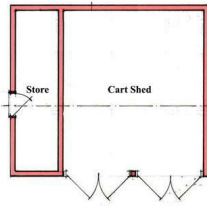




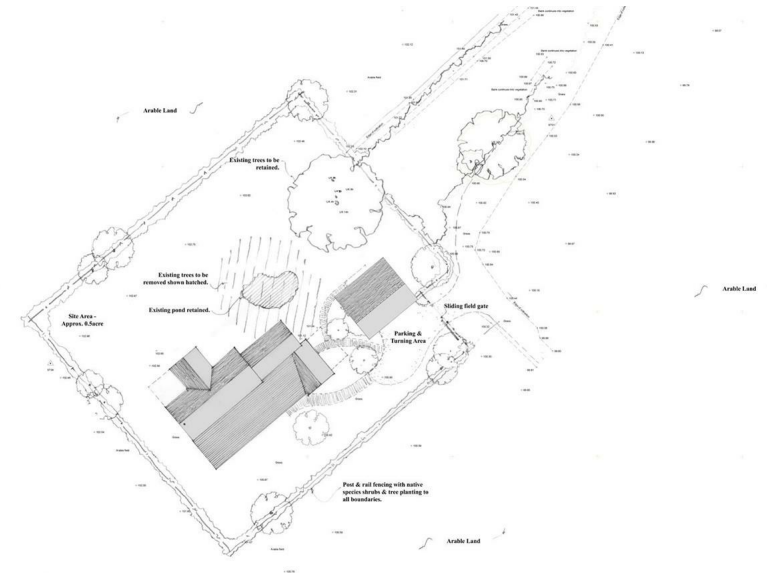
GROUND FLOOR PLAN - PROPOSED
1500@A1



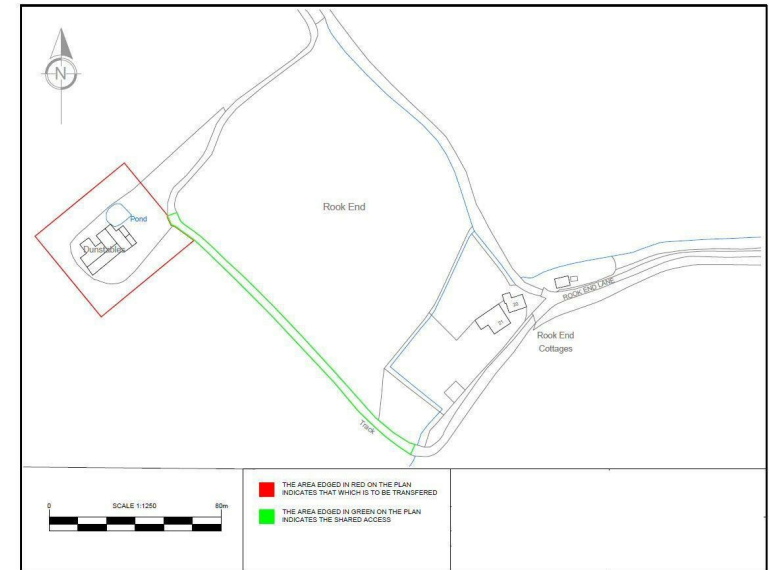
FIRST FLOOR PLAN - PROPOSED
1500@A1



CART SHED FLOOR PLAN - PROPOSED
1500@A1



SITE PLAN / ROOF PLAN - PROPOSED



Guide Price £450,000

Tenure - Freehold

Council Tax Band - Exempt

Local Authority - Uttlesford

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.