

# FOR SALE OR TO LET

## Part Barn at Birdbrook Hall Farm



**Fell Road, Birdbrook, Essex, CO9 4BJ**

Haverhill 4.5 miles, Steeple Bumpstead 3 miles, Braintree 16 miles, Cambridge 23 miles



- Single span of a Dutch barn
- Available to let for a variety of alternative uses (subject to planning permission)
- Approximately: 237m<sup>2</sup> (2,548 sq ft<sup>2</sup>)

**Viewing Strictly by appointment**

**Please call to discuss your requirements.**

Land Partners LLP, Lyons Hall Business Park, Lyons Hall Road,  
Braintree, Essex, CM7 9SH

Tel: 01376 328297

Email: [info@landpartners.co.uk](mailto:info@landpartners.co.uk)



## Location & Description:

Birdbrook Hall Farm lies on the northern edge of the rural village of Birdbrook. Birdbrook is approximately 4.5 miles from the centre of Haverhill and 16 miles from Braintree.

The building is accessed from Fell Road through a farm-gate and the space to be let comprises part of a 3 span Dutch barn. [NB. It is only the span closest to the road which is available, as identified on the plan below]

The space to be let measures 8.8 metres by 26.9 metres and is of steel portal frame construction with part concrete block walls to a height of approximately 1.6 metres as the external wall, clad with corrugated iron above. The roof is curved corrugated iron and there is a concrete floor throughout.

The space is partially divided from the remainder of the building by a wooden grain-wall partition to a height of c. 1.6 metres along 5 of the 6 bays of the barn but is open above this height. The front of the space is open.

## Planning

The barns lie within the area of Braintree District Council.

Relevant planning policies are contained within the Local Plan. Policy RLP38-Conversion of Rural Buildings states that "The conversion of rural buildings for business re-use will be permitted provided that:

- They are of permanent and substantial construction and capable of conversion without major extension or complete reconstruction;
- Their form, bulk and general design are in keeping with their surroundings;
- There would be no unacceptable impact on the landscape or protected species or historic environment;
- Safe and satisfactory vehicular access and egress can be provided together with adequate space within the curtilage to accommodate car parking to the Council's standard and lorry manoeuvring without detriment to the setting of the building, residential amenity and the landscape within which it is located;
- The scale and frequency of traffic generated can be accommodated on the road system without adverse effects on the road system itself, residential amenity or the character of the countryside;
- There shall be no open storage of goods, containers, waste materials or finished products.

All of the buildings at Birdbrook Hall Farm are within the Birdbrook Conservation Area and therefore 'the site is considered highly sensitive to alterations which may impact upon the character and appearance of the conservation.'

Any re-use of the barn will need planning permission. Any proposed use will need to comply with the policies above and must avoid any detrimental impact on the adjoining range of buildings, some of which are listed in their own right and some which are considered as curtilage listed. BDC have advised that given the barn lies within the curtilage of a Grade 2\* listed building, any proposed change of use may require consultation with Historic England.

Braintree District Council can be contacted on 01376 552525.

Once a potentially suitable user has been found we would expect it to take around 6 months to draw up plans, obtain planning permission and building regulations consent. Conversion work may take another 6-9 months.

### **Use**

The Building is available to let for a variety of commercial or community uses (subject to planning permission). Any use must be sympathetic to the existing agricultural uses in the surrounding buildings and the adjoining farmhouse.

### **Terms**

The premises are unconverted and are available to let on a new FRI lease for a term of years to be agreed. Potential tenants will be required to enter into an agreement to lease the buildings once conversion work has been completed. The terms of the lease will be dependent on the proposed use and the level of investment required by the landlord.





### **Services**

Mains electricity is available.

### **Outgoings**

Business rates will be the responsibility of the occupier. These would be assessed upon completion/occupation.

### **VAT**

The Rent is exclusive of VAT which may be charged in addition.

### **Legal costs**

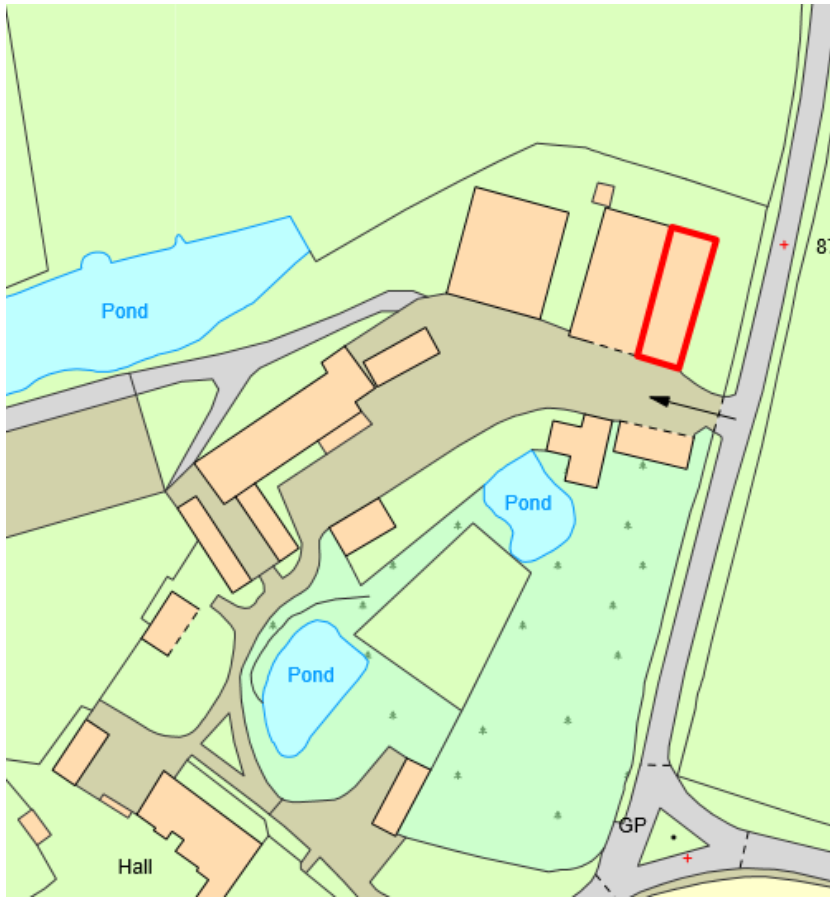
Each party will be responsible for their own legal costs incurred in documenting the letting.

### **Viewing:**

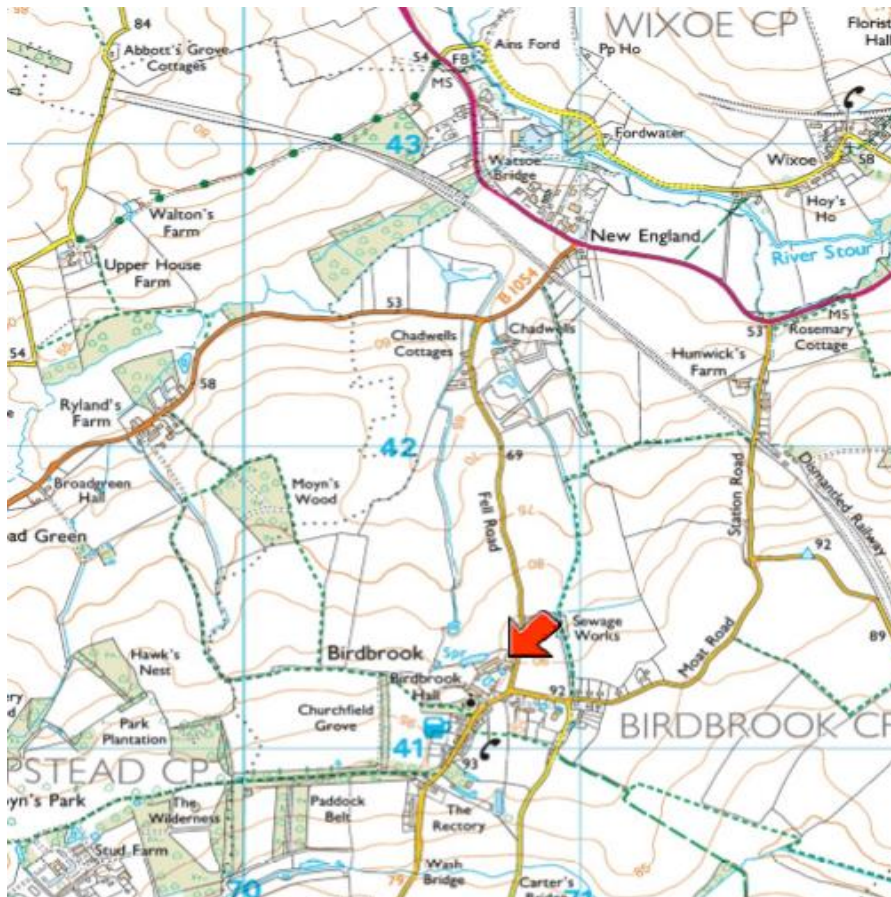
Strictly by appointment through the letting agents.

### **CONTACT DETAILS:**

Belinda Young, Land Partners LLP  
belinda@landpartners.co.uk  
01376 328297



Space to be let outlined in red, access indicated by arrow



Land Partners LLP, Lyons Hall Business Park, Lyons Hall Road,  
 Braintree, Essex, CM7 9SH  
 Tel: 01376 328297 Email: info@landpartners.co.uk



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Details prepared January 2017

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