

Barns at Fingringhoe Hall, Fingringhoe, Essex, CO5 7BQ

Planning consent for conversion to a substantial dwelling with annexe



The Old Stables
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Consent granted for the creation of a substantial house and annexe in a village location close to the Essex coast

Situation

The property fronts open countryside within a Conservation Area at the heart of the attractive rural village of Fingringhoe, within walking distance of a number of local amenities including Fingringhoe Primary School (Ofsted rating 'Good'), local Post Office, the Whalebone Inn, village hall and playing fields.

The River Colne estuary is 1 mile away, with a foot ferry available to Wivenhoe and Rowhedge. The seaside destination of Mersea Island lies 4 miles to the south.

Colchester town centre is 7 miles by car, with a bus service available. Colchester Train Station provides a rail service to London Liverpool Street Station with journey times from 45 minutes.

The Property

The site comprises a historic, but unlisted, grouping of four disused barns once associated with Fingringhoe Hall. The courtyard setting is dominated by a south facing weatherboarded Essex barn, with brick and tile outbuildings, providing a total footprint of over 4,500 sqft.

The buildings sit within an area of 0.36 acres. Further land can be made available on request.

The barns are accessed via a right of way from Furneaux Lane to the west, shown by a brown dotted line on the sale plan.

Planning Consent

Consent was granted by Colchester Borough Council in June 2021 under Planning Application number 202400 for the conversion of the barn range into one residential dwelling with ancillary accommodation in the surrounding buildings.





The converted range will provide approximately 3,000 sq ft over 2 storeys in the main house, with 1,300 sq ft of storage and a further 1,400 sq ft in the annexe building. The scheme also includes consent for the construction of a new 3 bay cartlodge for covered parking.

The main barn will provide a largely open plan living area on the ground floor with 4 bedrooms and 2 bathrooms above. The adjoining buildings provide utility areas and storage. The annexe building provides guest accommodation, an office, gym and cinema room. Full details are available on request.

General Remarks and Stipulations

Services

We understand that mains water and electricity are connected.

Wayleaves, Easements and Rights of Way:

The property is sold subject to any easements, quasi-easements, wayleaves of rights of way whether mentioned in these particulars or not.

Local Authority

Colchester Borough Council, Rowan House,
33 Sheepen Road, Colchester, Essex, CO3 3WG.
Tel: 01206 282222

Method of Sale

The property is being offered for sale by private treaty and parties are invited to submit unconditional offers to the selling agent.

Viewings

Only by arrangement with the selling agent:

Simon Dixon Smith
Telephone: 01376 328 297 | Email: simon@landpartners.co.uk





IMPORTANT NOTICE

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. If there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are intending to travel some distance to view the property.

Photos taken and particulars prepared September 2021.



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