



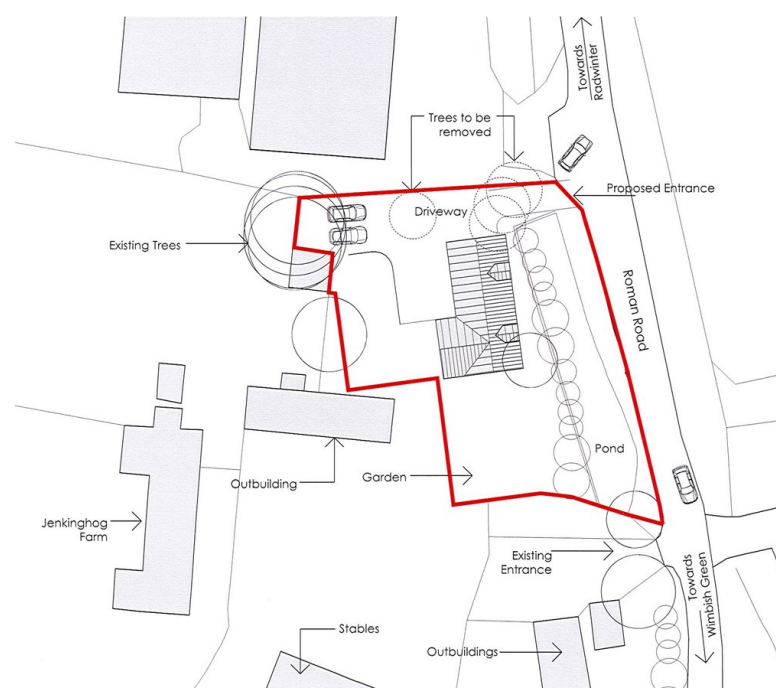
Interior, main barn



Roadside pond



Overgrown roadside elevation



Proposed site plan

Detached modern barn with p/p to demolish and construct a new home or, alternatively, conversion of barn

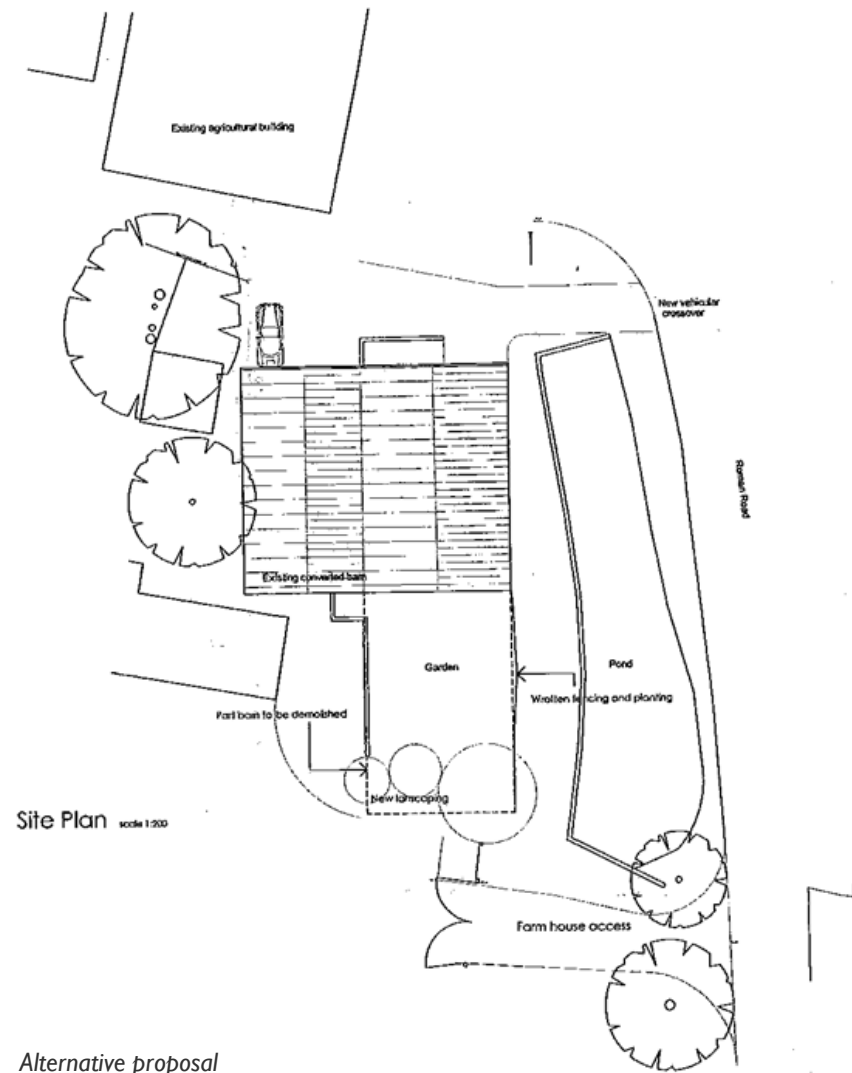
A building plot located in a tranquil rural situation between the villages of Radwinter and Wimbish

**FOR SALE
£360,000 FREEHOLD**

SNOW WALKER

01799 521761 www.snow-walker.co.uk

**Plot adjacent to Jenkinhog Farm
Roman Road/Wimbish Green Lane
Radwinter
Saffron Walden
CB10 2TF**



Overview

Once the site of an old Essex barn, demolished 40-odd years ago, the site is now given over to a substantial modern former agricultural building. This is 'L' shaped, has a concrete portal frame and is clad to profiles and roof with Big 6 corrugated asbestos/cement sheets.

The building is largely overgrown to the front elevation and internally has a compacted earth floor. It is still potentially a very useful building and it is envisaged that some prospective purchasers may wish to convert this rather than construct a new home. There is a large pond to the front of the site between the road and barn, and the property offers the potential of views across the valley opposite.

The site has been scaled from architect's plans as offering an area of 0.2 acres. All prospective purchasers are advised to check all such matters including services as a matter of course. It is envisaged that foul sewer will be to a septic tank but it is understood that mains services of electricity and water are in the facing road.

Location

The property is located in a tranquil rural situation between the villages of Radwinter and Wimbish with parishes of 600 inhabitants, lies just under 5 miles from Saffron Walden. The site faces the old Roman road where coins and artefacts have been found in the past. At one time the parish was divided into Great and Little (Magna and Parva) Radwinter but this distinction is now lost. It is a village that once boasted two windmills, two blacksmiths, a hardware shop, saddlery, telegraph office, etc.

The site can be easily accessed from either Radwinter or Wimbish. The easiest directions, however, are to proceed from Saffron Walden on the B1053, through the village of Swards End and onto Radwinter. At the centre of the village, just past the church, turn right - this is Roman Road. After just over 0.5 mile the property will be found on the right hand side just before Roman Road joins with Top Road.

Planning

Readily available online through Uttlesford District Council website. Planning permission was granted in January 2019, being UTT/18/3016/OP. This is, therefore, outline consent. The proposal is to demolish the existing barn and replace with a single two-storey dwelling. The site plan also shows the demolition of the existing barn which occupies the majority of the site, vehicular access to the right hand northern flank as facing from the road then with a new driveway to the side. Copy of the consent can also be accessed from Snow Walker on request. Permission was also granted October 2017 for prior notification of change of use of agricultural barn to one dwelling, being UTT/17/3071/PAP3Q.

Price
£360,000 Freehold.

Viewing

Though once within the grounds of Jenkinhog Farm adjacent, the property is no longer part of that estate. It is, therefore, politely requested that any parties wishing to view the barn make prior appointment through the selling agent, Snow Walker.

Note

Services are untested and no warranty is given that they are operable. Plans are not to scale and are for identification only. H.M. Stationery Office consent/Crown Copyright reserved.