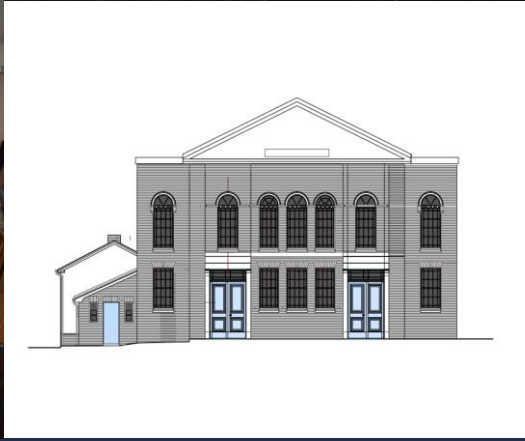


DAVID
BURR



United Reform Church, Castle Heddingham, Essex.

A substantial Grade II* listed building situated within this popular and sought-after village, with planning permission to be converted into a contemporary and unique four-bedroom home. Grounds extending to 0.24 acres (sts) and ample parking.

Guide £450,000

United Reform Church, Queen Street, Castle Hedingham, CO9 3HA.

The Church building dates from 1842 and is Grade II* Listed. It is arranged over two floors with an adjacent single-storey meeting room along the western elevation. The building appears to have been extended at a later date to allow the installation of two rear stone staircases and an additional gallery which now houses the Church organ.

Outside, the surrounding land extends to approximately 0.24 acres. The rear boundary is defined by a wrought iron and timber boarded fence. The side boundaries are marked by brick walls and the property adjoins residential homes to the north and south.

Permission has been granted for a change of use from a place of worship (D1) to a residential building, alongside planning permission for a conversion to an impressive and unique four-bedroom detached home.

Planning reference - 21/02261/FUL

Listed building consent - 21/02262/LBC

Listed building reference - UID-1122952.

Agents notes :

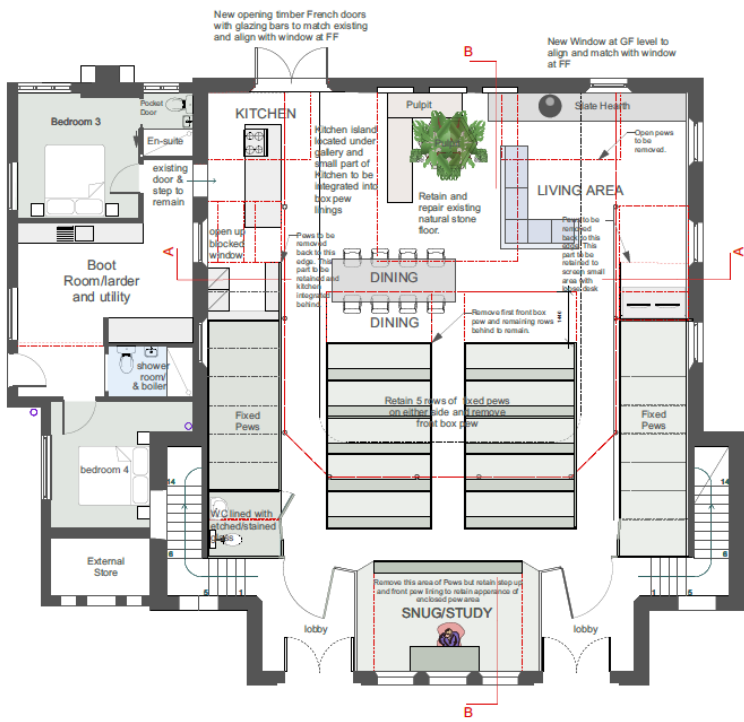
The neighbouring property has a pedestrian right of way to their garden gate accross the front court yard.

Location

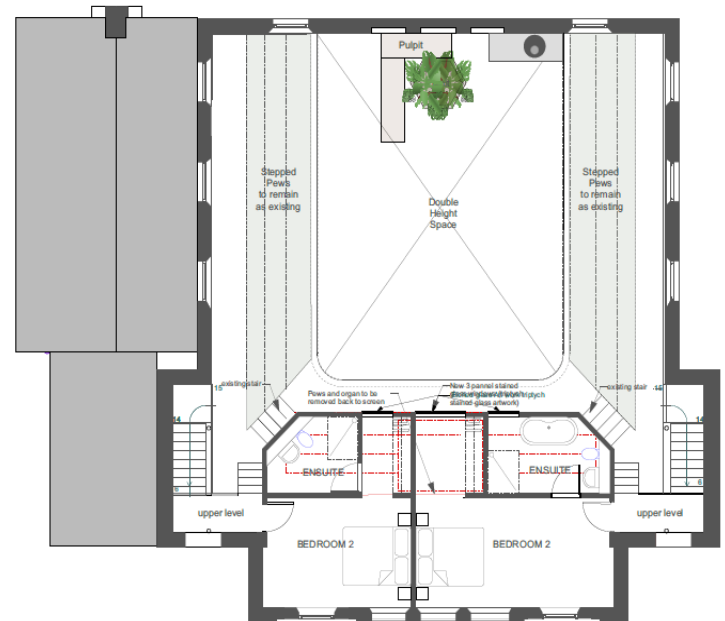
Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, restaurant, tennis courts, doctor's surgery, a cricket field and playing fields.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx 30 mins
Braintree 10 miles	M25 J27 approx 50 mins
Cambridge 30 miles	Colchester 19 miles



1 PROPOSED GROUND FLOOR PLAN Scale: 1:50



1 PROPOSED FIRST FLOOR PLAN Scale: 1:50

Castle Hedingham (01787) 463404
 Clare (01787) 277811
 Leavenheath (01206) 263007
 Long Melford (01787) 883144
 Newmarket (01638) 669035
 Woolpit (01359) 245245
 London (020) 78390888
 Bury St Edmunds (01284) 725525
 DAVIDBURR.CO.UK

Services: Main water and drainage, electric heating.
 None of the services have been tested by the agent.
 Local authority: Braintree District Council
 (01376) 552525
 Viewing strictly by appointment with David Burr.

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.