

The Street, High Roding  
Guide Price: £475,000



- DEVELOPMENT OPPORTUNITY
- OFF STREET PARKING
- 2 SEPARATE BARNES
- GARDENS
- UTT/17/1167/LB
- LOCATED ON THE OUTSKIRTS OF HIGH RODING
- 3,400 SQ FT & 900 SQ FT

# THE PROPERTY

Pestell & Co Land & New Homes presents an opportunity to acquire two existing barns that have obtained planning permission to convert into residential dwellings on the outskirts of High Roding. For further details please do not hesitate to contact a member of the team.

Conservation Rooflight



Proposed Front Elevation @ 1:200

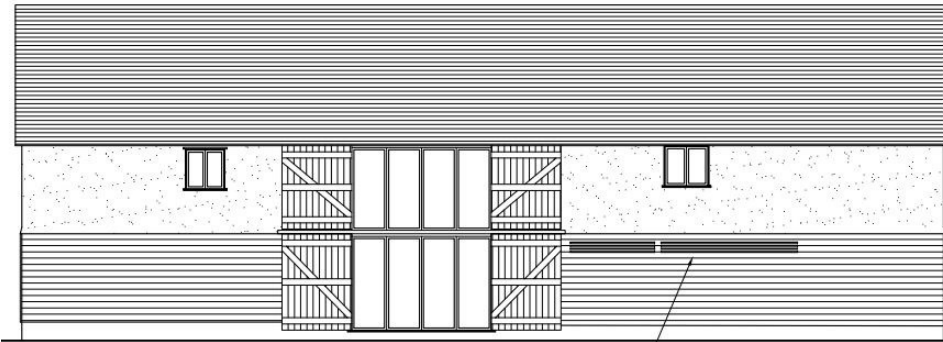
Walls to be Surfaced in Black Painted Weatherboard with Smooth Painted Render Above

Purpose Made Timber Joinery Throughout

Roof to be Surfaced in Clay Plain Tiles with Slate Lean To



Proposed Side Elevation @ 1:200



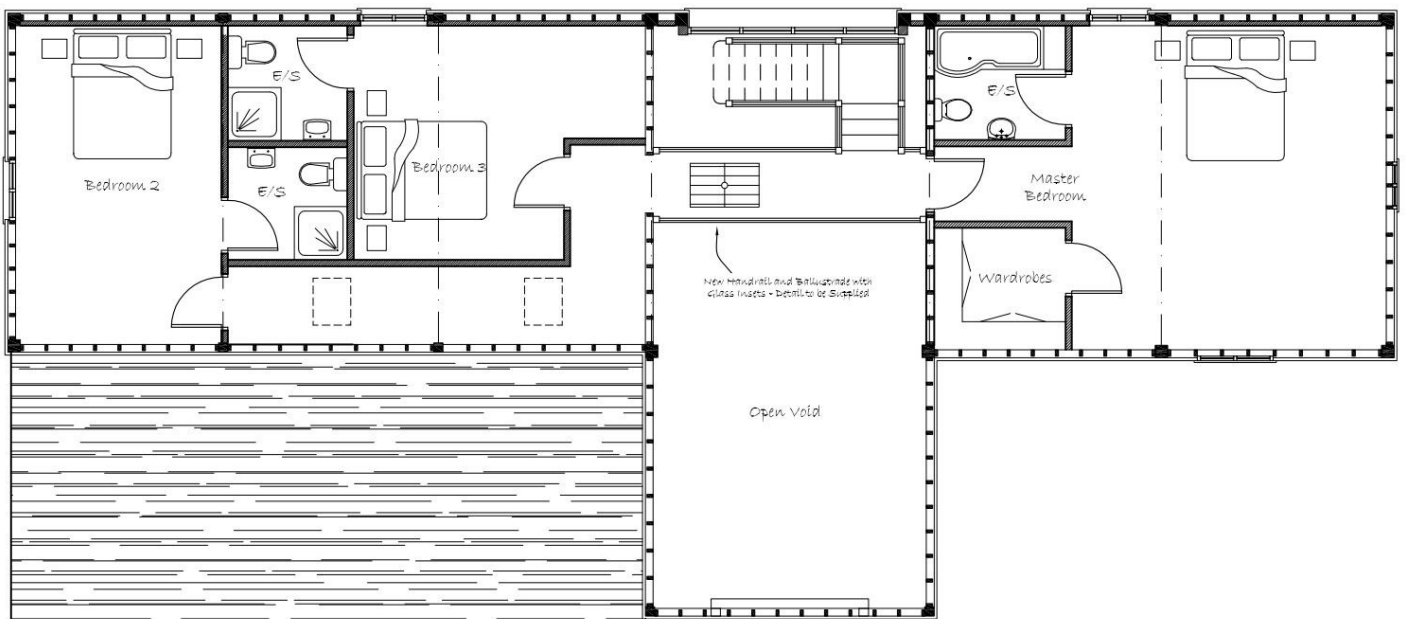
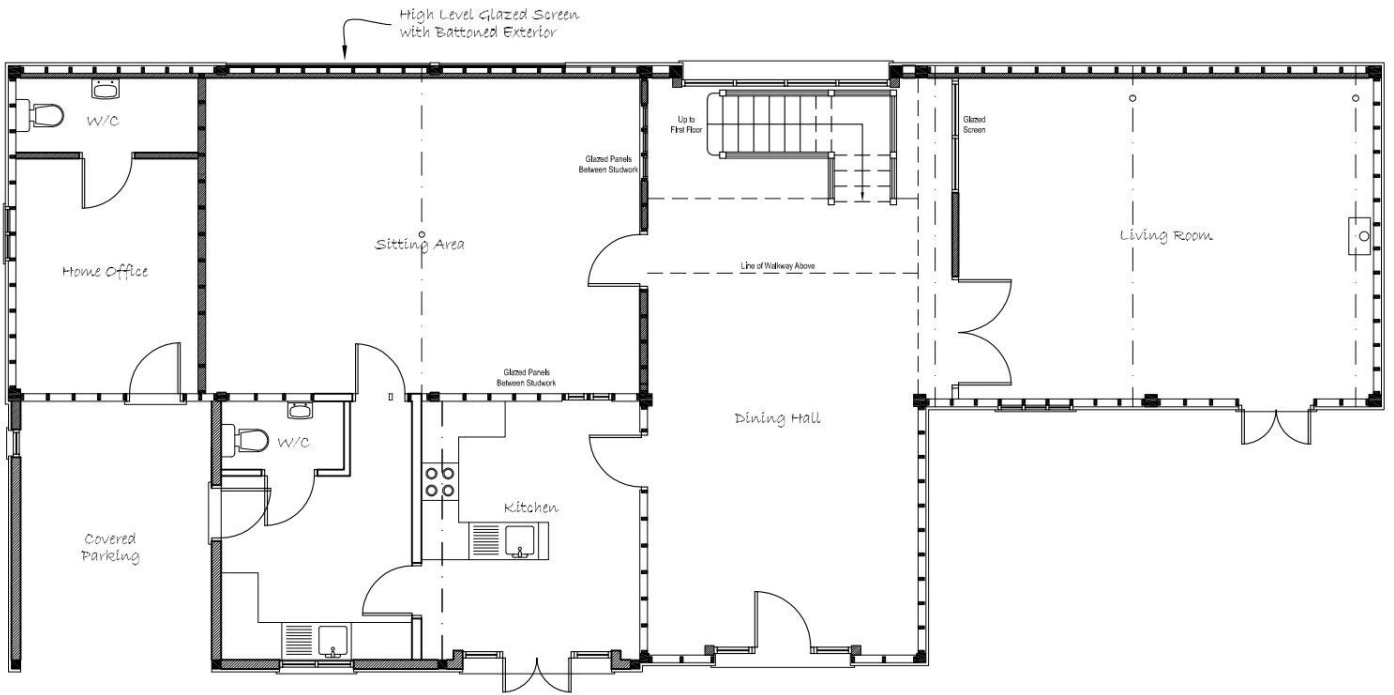
Proposed Rear (Roadside) Elevation @ 1:200

Glazed Screen n Existing Studs With Battoned Exterior



Proposed Side Elevation @ 1:200





**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

## THE PROPERTIES

### BARN 1

Approx 3,400 sq ft  
4 Reception Rooms  
Kitchen with separate Utility  
3 - 4 beds with En-Suites  
1 under cover parking plus further parking  
Rear Garden

### BARN 2

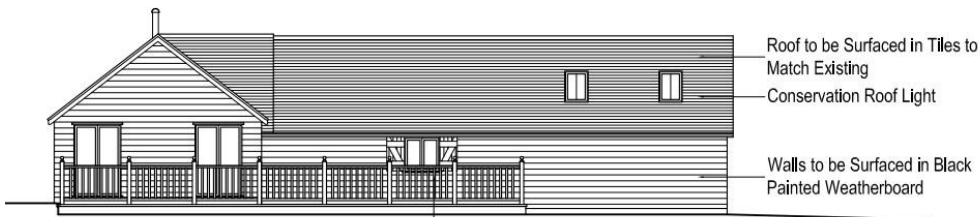
Approx 900 sq ft  
Open Plan Living  
2 beds with En-Suites  
Parking for 2 vehicles  
Rear Garden



Proposed Front Elevation @ 1:100



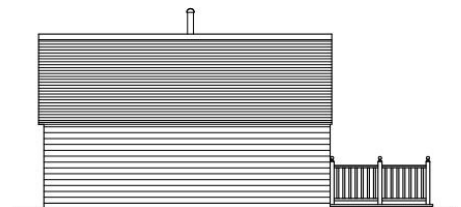
Proposed Side Elevation @ 1:100



Proposed Rear Elevation @ 1:100

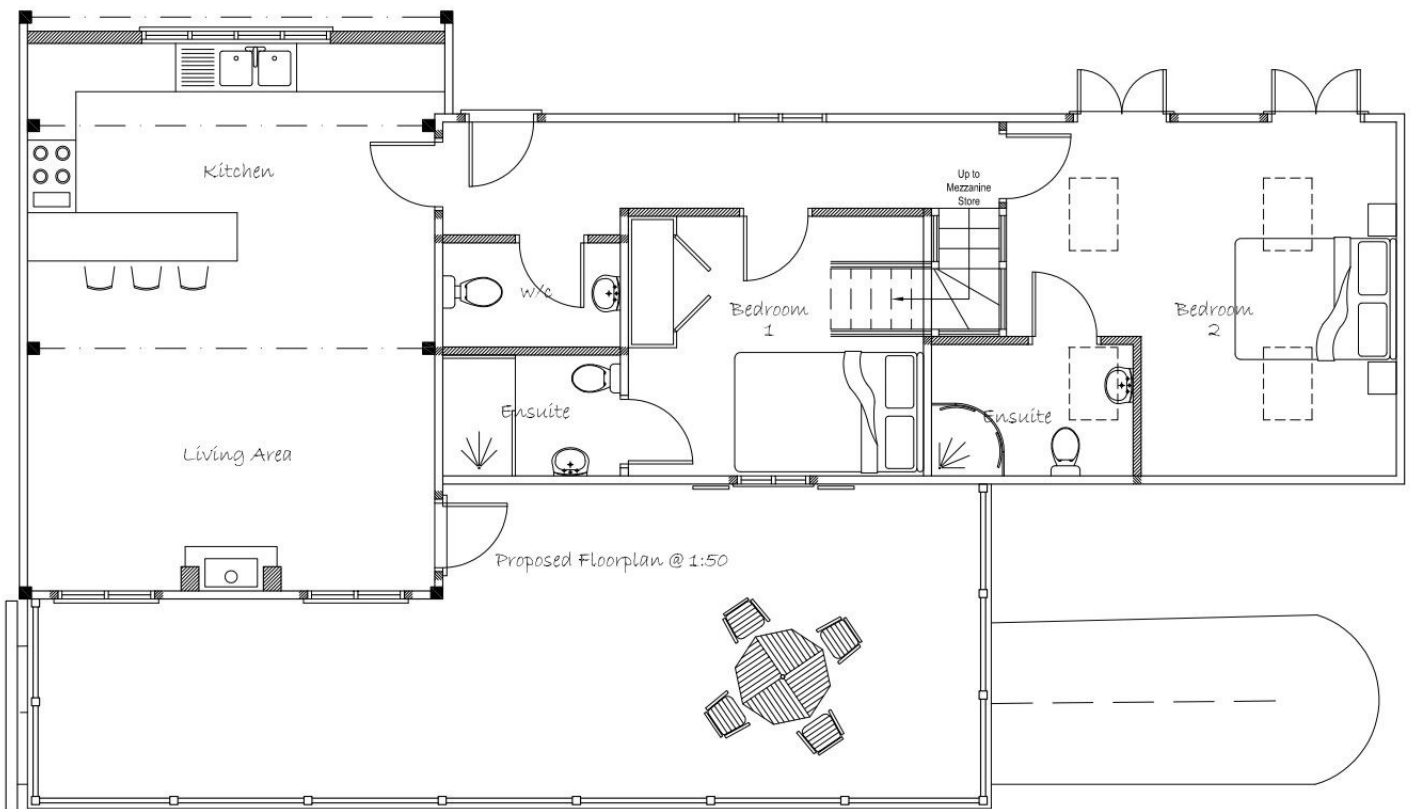
Purpose Made Timber  
Joinery Throughout

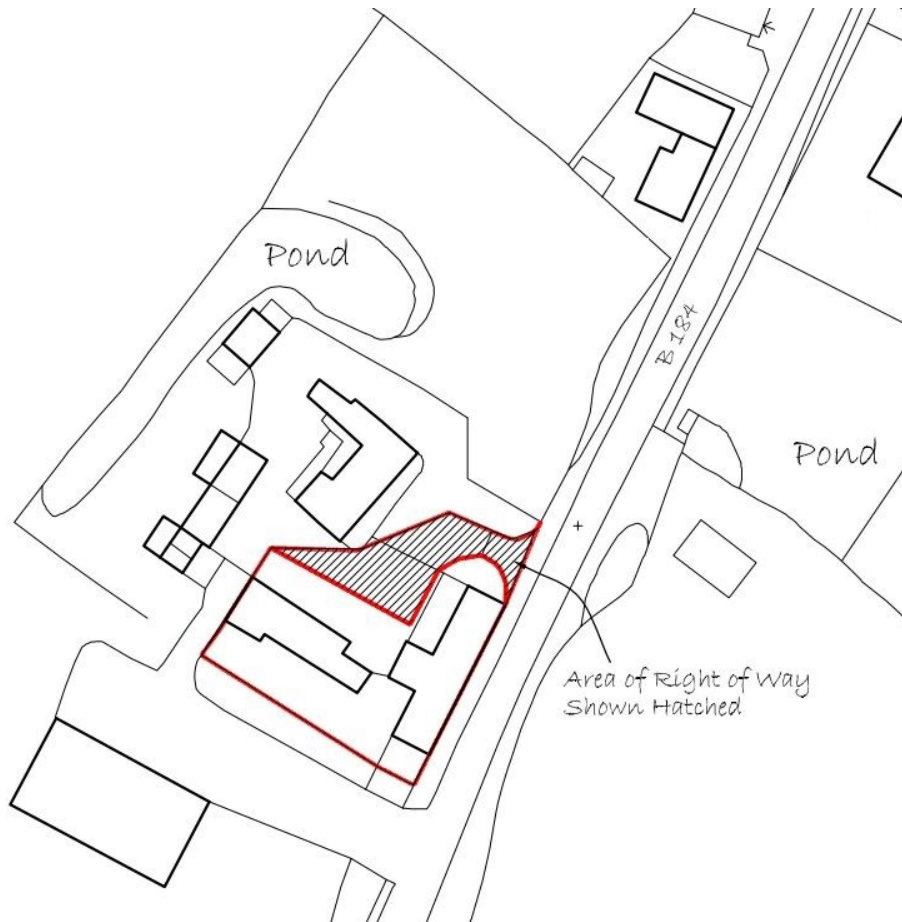
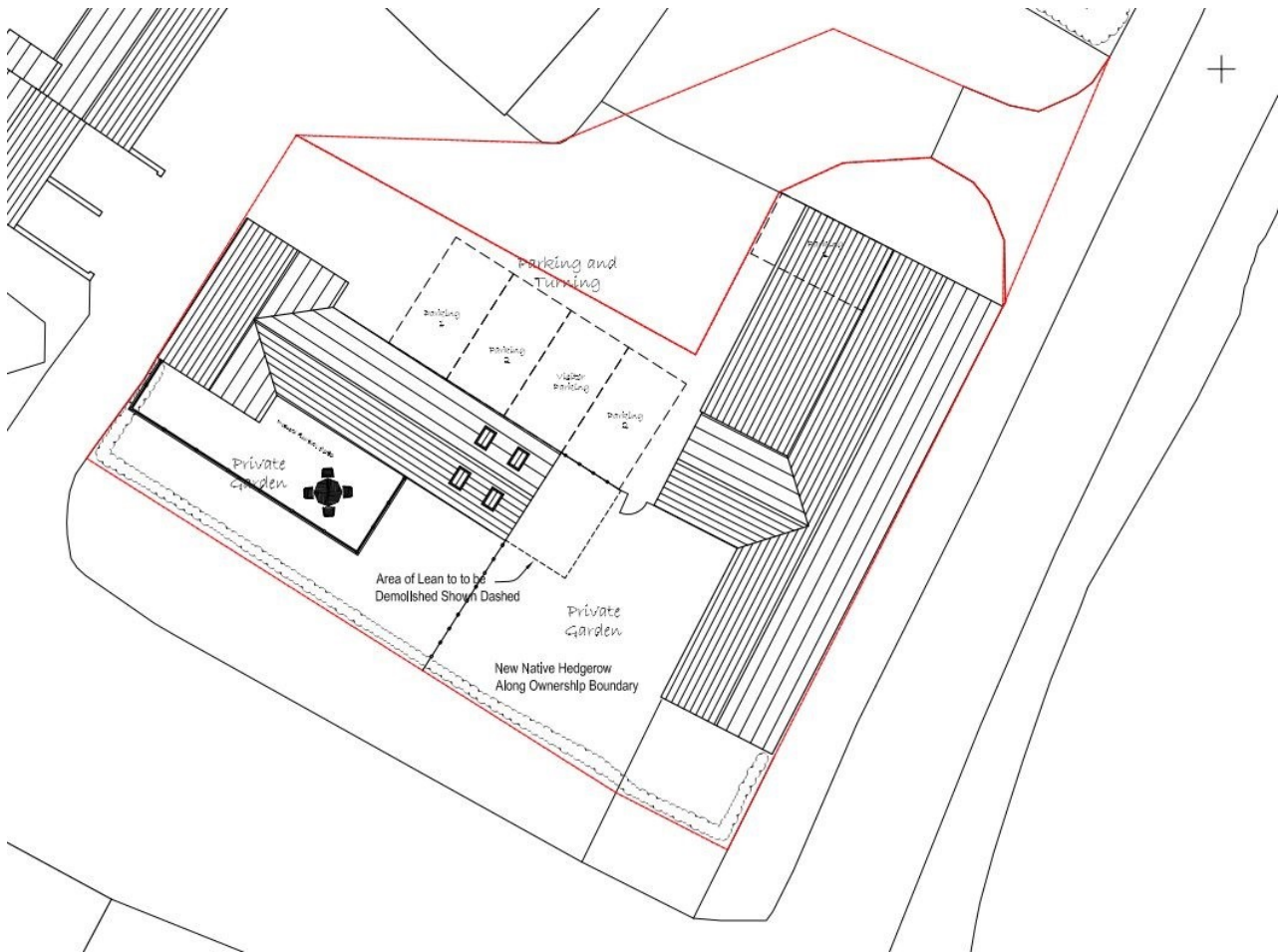
Roof to be Surfaced in Tiles to  
Match Existing  
Conservation Roof Light  
Walls to be Surfaced in Black  
Painted Weatherboard



Proposed Side Elevation @ 1:100

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## THE LOCATION

Set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

## GENERAL REMARKS & STIPULATIONS

D2905

## FULL ADDRESS

Ware Farm Barns, The Street, High Roding, Essex CM6 1NT

## SERVICES

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

## COUNCIL TAX BAND

Band

## VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

## DIRECTIONS

From our Pestell & Co office head South on High St towards Chelmsford Road, continue to follow B10058, at the roundabout take the 2nd exit onto Ongar Road/B184, at the roundabout, take the 2nd exit and stay on Ongar Road/B184, continue to follow B184. Once in High Roding the property will be located on the right hand side after the Black Lion public house (the last property).



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

## IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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for 25 years!!!**

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Are you a developer looking for an agent to market your site?

**We've got it covered, please do not hesitate to  
call one of our experienced team for further  
information.**