

FOR SALE

LAND WITH DEVELOPMENT POTENTIAL



whozoo.

BRAINTREE

 Land at rear of Barretts Hall, Gt Maplestead, Essex CO9 2QX

Price **£275,000**



Property Type

LAND



Size

1.2 ACRES



Tenure

FREEHOLD



Borough

BRAINTREE



Planning Granted

NO



Existing Use

SUI GENERIS

Tenanted



No

Local Train Stations



Sudbury (7.8 miles)
Braintree (9 miles)
Colchester (16.3 miles)

Local Amenities



N/A

VAT Applicable



No

Rateable Value



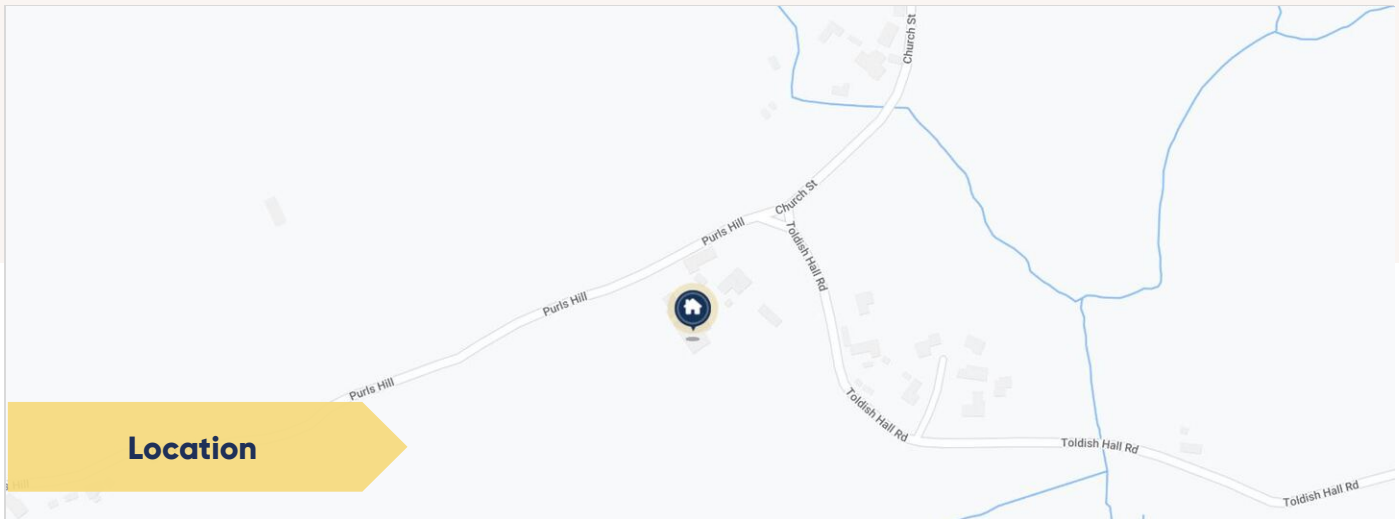
N/A

EPC



N/A

Location



Additional Information

Land for Sale – Circa 1.2 Acres with Development Potential

An excellent opportunity to acquire a plot of approximately 1.2 acres with potential for redevelopment, alternative use, or conversion of existing structures, subject to planning approval.

The site consists of non-designated land bordered primarily by fencing and hedgerows. It is located outside the settlement boundary in the countryside and includes one large concrete piggery and two unused agricultural outbuildings.

Access to the site is via a gated entrance directly off Puris Hill.

The property falls within Braintree District Council and is situated adjacent to Barretts Hall, a Grade II listed heritage building. Located in the picturesque village of Great Maplestead, just two miles outside of Halstead. The market town of Sudbury is situated nearby, and between 30-60 minutes away by car from Colchester, Bury St Edmunds and Cambridge. Regular bus services operate from the village to Halstead and Sudbury. The nearest train stations are at Sudbury, Braintree and Colchester with access to London, Ipswich and Norwich.

- Approximately 1.2 acres of agricultural land and buildings.
- No known rights of way, footpaths, wayleaves, or easements affecting the land.
- Freehold sale with vacant possession.

The site is offered on a subject-to-planning basis with a guide price of £275,000. Each party is to be responsible for their own legal fees. The buyer will be responsible for all professional fees, including costs associated with obtaining planning consent.

This is a unique opportunity to secure a versatile site with significant potential.



Additional Images



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