

A1 SHEET 01/100		07/01/21
Mr & Mrs Toomey		
Start House, Tilekiln Green, Great Hallingbury		
Proposed Dwelling		
join finish partnership		
architects & town planning consultants		
		
<small>40 Broadfield Road, Chelmsford, Essex, UK. Tel: 0206 326100. Email: info@joinfinishpartnership.co.uk</small>		
<small>NO. 1320102</small> <small>DATE: 13/07/2020</small> <small>NO. 3493-02</small>	<small>SCALE: 1:100</small> <small>ISSUE:</small> <small>NO.:</small>	<small>DATE:</small> <small>NO.:</small>

## Tilekiln Green, Great Hallingbury, Bishop's Stortford

Single building plot of about 0.187 of an acre

The plot is situated in the hamlet of Start Hill Great Hallingbury and is adjacent to Start House and is part of the garden to that property. It is within a village setting and is close to Stansted Airport and also the M11 motorway (J8).

In January 2021 Uttlesford District Council granted planning consent for the erection of a detached chalet style dwelling and garage complete with widened access and related infrastructure. Reference UTT/20/2710/FUL - a copy of the decision notice with conditions is available. The overall floor area is 184 sqm or 1980sq ft with a garage of 16.96sqm or 182 sq ft. These are external measurements and it should be noted that by the nature of the design of the dwelling, the first floor will be more limited and these areas are taken at floor level only. The purchaser will be required to erect a close boarded fence of about 2m between Start House and the plot and on the back boundary.

**Agents note:** It would be possible to purchase the adjacent five-bedroom house with a plot of about 0.4 of an acre.

Guide price £595,000

For viewings call the agents office





Asking Price £225,000

**Directions**

From the M11 (J8) take the B1256 towards Takeley and almost immediately turn right opposite the petrol filling station. Follow the road under the old railway bridge and Start House will be found almost immediately on the left hand side. The plot is to the left of Start House and can be seen from the road.

**Services:** Mains water, electricity and drainage are available

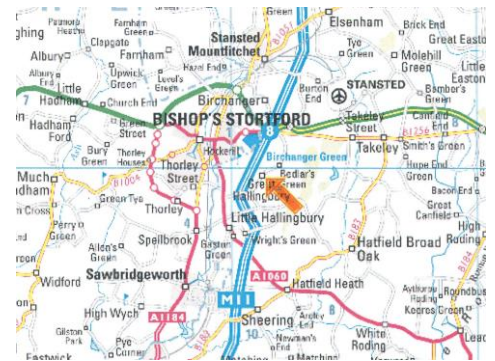
**County:** Essex

**Tenure:** Freehold

**Local Authority:** Uttlesford District Council, Saffron Walden

**Postcode:** CM22 7TH

**Ref:** William Wells BS10461.03.21



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