



oakheart

£600,000

Guide Price

Braintree Road, Panfield

An extraordinary opportunity to create your perfect home in one of Essex's most sought-after locations—Panfield. With planning permission granted in February 2025 (Braintree Council reference 24/02720/LBC), this rare offering presents a prime Barn Conversion plot, ready for the development of a luxurious 4-bedroom Barn, with the added benefit of a spacious 3-bedroom annexe.

Set on an expansive 3.2-acre plot, this property already includes

a beautifully appointed 3-bedroom annexe, providing immediate accommodation while you embark on your Barn conversion project. For those with a passion for equestrian pursuits, the land comes complete with a Menage, Stables, and Paddocks—perfect for horse care, training, or simply enjoying the rural lifestyle.

The true allure of this property lies in its unrivalled views. Wake up to sweeping panoramas of the serene Panfield countryside, offering an oasis of calm and natural beauty—a picture-perfect

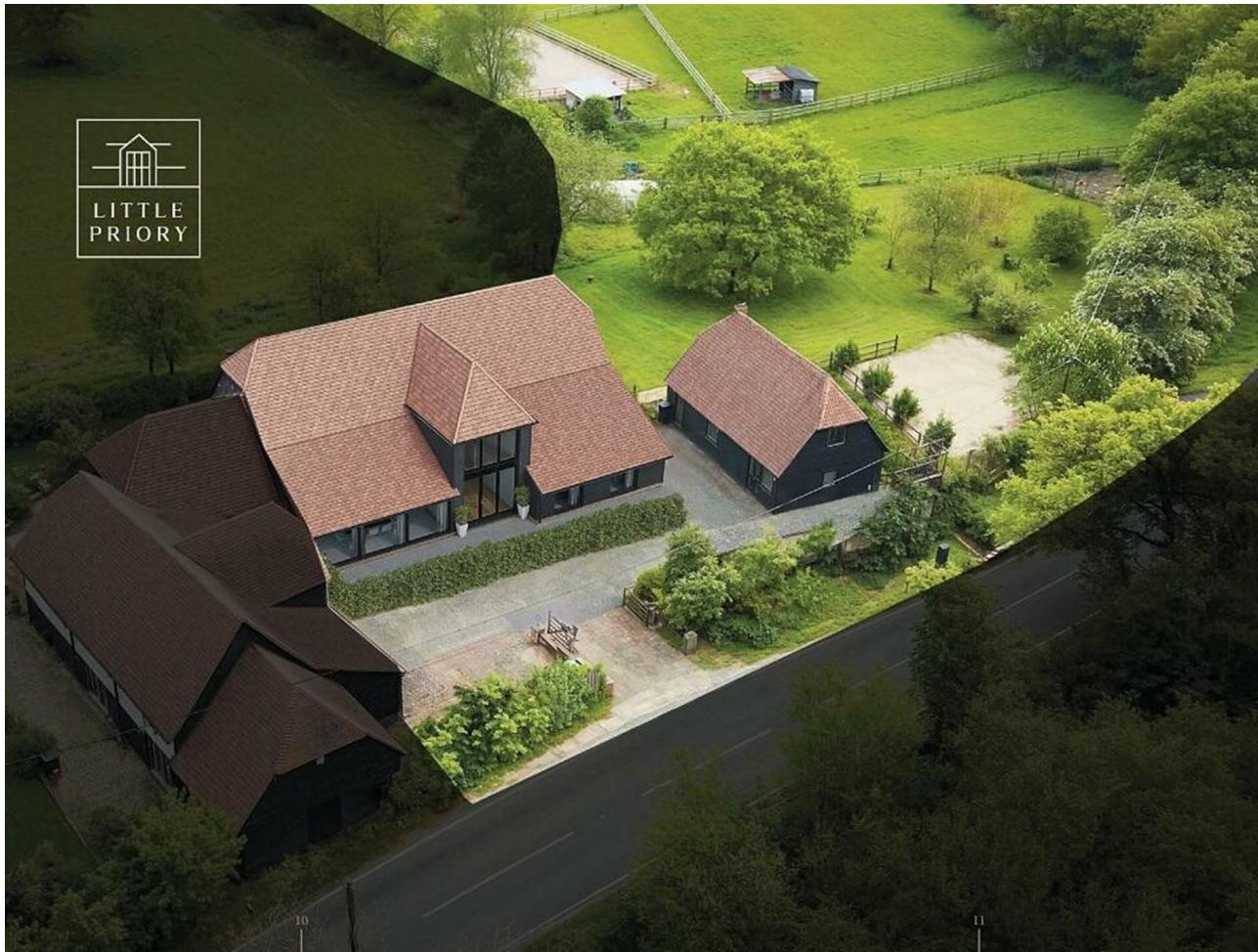
backdrop for your dream home.

Projected resale value upon completion: in excess of £1,350,000

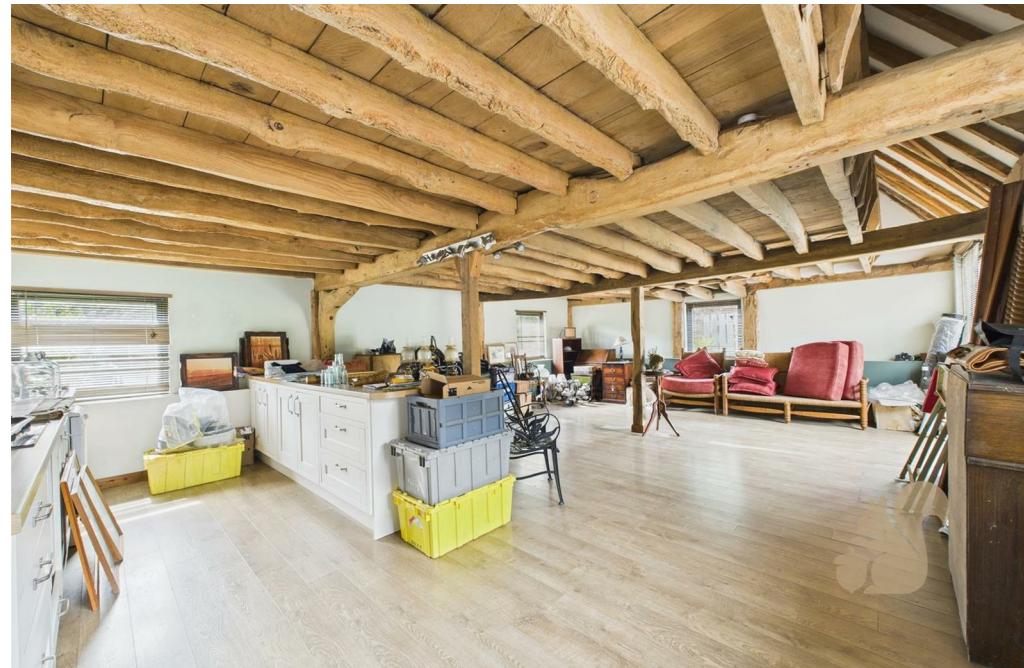
#### Agent's Notes

Contact us today to receive a detailed brochure, including Proposed CGI's, Floorplans, Accommodation Schedule, and full planning information.

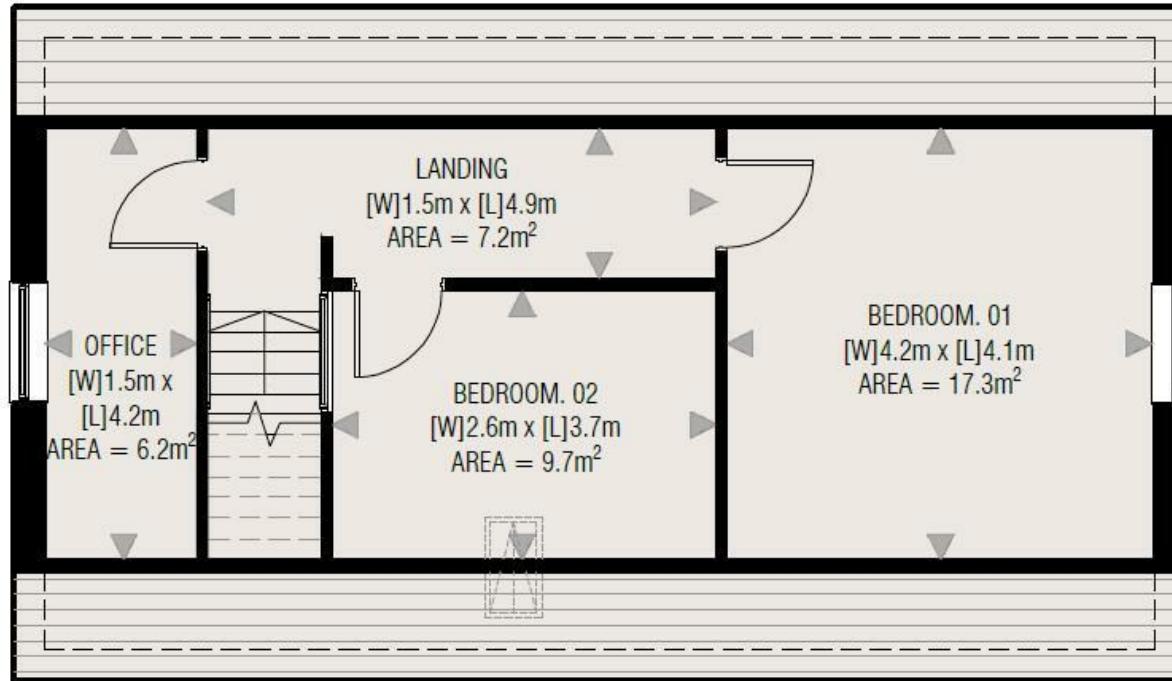
Planning Permission Approved.











Local Authority:  
Braintree District Council

Tenure:  
Freehold

Council Tax Band:

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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