



40 ALDERFORD STREET,

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SIBLE HEDINGHAM, HALSTEAD, ESSEX, CO9 3HX

**NP** NICHOLAS  
PERCIVAL



## Development Opportunity | Plot c0.35 Acres

The plot sits adjacent to the picturesque Alderford Water Mill in the popular North Essex village of Sible Hedingham.

Planning Permission Granted by Braintree District Council (under application 20/01619/FUL) for a detached executive style house totalling c2,500 square feet.

The proposed new dwelling was designed by renowned architects Melville Dunbar Associates.

### Property

Planning Permission was granted on 10th March 2021 by Braintree District council under the Application No 20/01619/FUL for an impressive, executive style detached house in region of 2,500 square feet. The plot extends to circa 0.35 acres and sits directly opposite the picturesque Alderford Water Mill and adjacent to the banks of the River Colne.

The proposed new dwelling was designed by the renowned architects and planners at Melville Dunbar Associates, who are well known for designing beautiful properties that exude style and character, whilst ensuring they blend seamlessly into their surroundings.

### Situation

The property is located on Alderford Street in the village of Sible Hedingham, which itself is a small village nestled in the North Essex countryside.

The village benefits from a range of amenities including a local primary and secondary schools that are both rated as 'Good' at the latest Ofsted report. There is a range of shops including a small supermarket, a doctor's surgery, and post office.

A short drive away is the market town of Halstead that boasts a range of independent shops, eateries, and larger supermarket.

The North Essex / South Suffolk countryside is close at hand providing ample opportunities to enjoy everything this popular area has to offer.

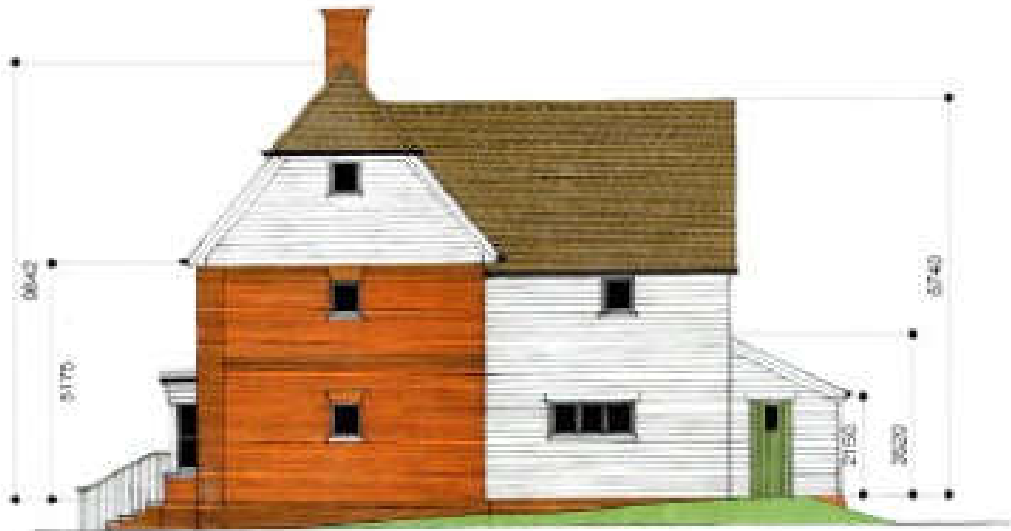




Front Elevation



Rear Elevation

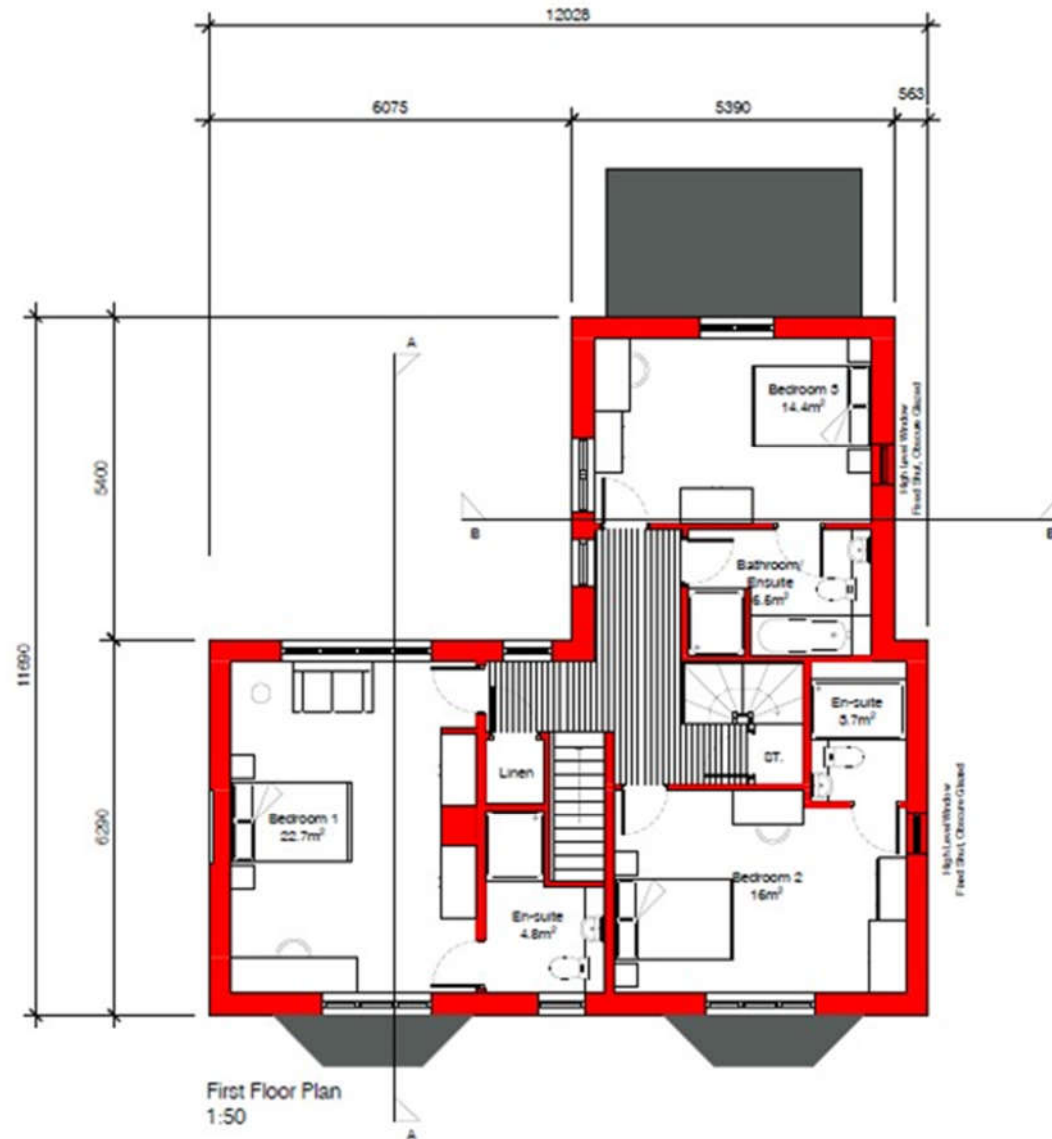
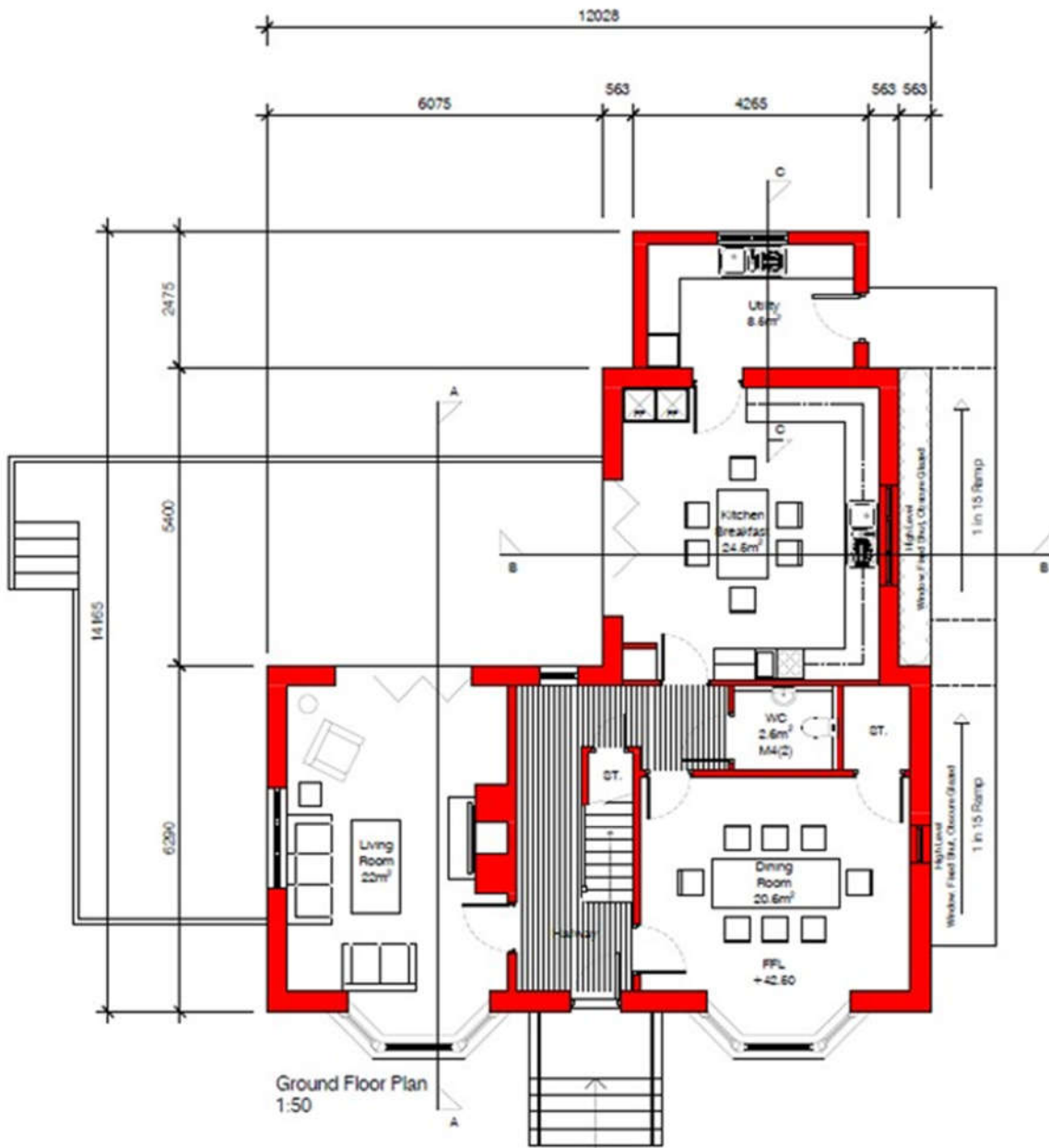


Side Elevation



Side Elevation

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



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