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Keith  
Ashton

South Avenue, Langdon Hills  
Basildon





## THE BRIARS SOUTH AVENUE

Langdon Hills Basildon, SS16 6JG

Guide Price £1,250,000

We are delighted to present a rare and exceptional opportunity to acquire a prime plot of land with planning permission approved in the picturesque Langdon Hills area. Spanning an impressive 1.5 acres (STLS), this exceptional parcel offers breathtaking far-reaching views of the Thames, extending into the serene landscapes of Kent.

Opportunities of this calibre are few and far between. Whether you are looking to build your dream home or make a sound investment this plot is the perfect canvas.

1.4 ACRE PRIME PLOT IN THE  
PICTURESQUE LANGDON HILLS

PLANNING PERMISSION APPROVED  
FOR A 10,000 SQ FT LUXURY HOME

BREATHTAKING, FAR-REACHING  
VIEWS

BUILD YOUR DREAM HOME OR MAKE  
A SOUND INVESTMENT

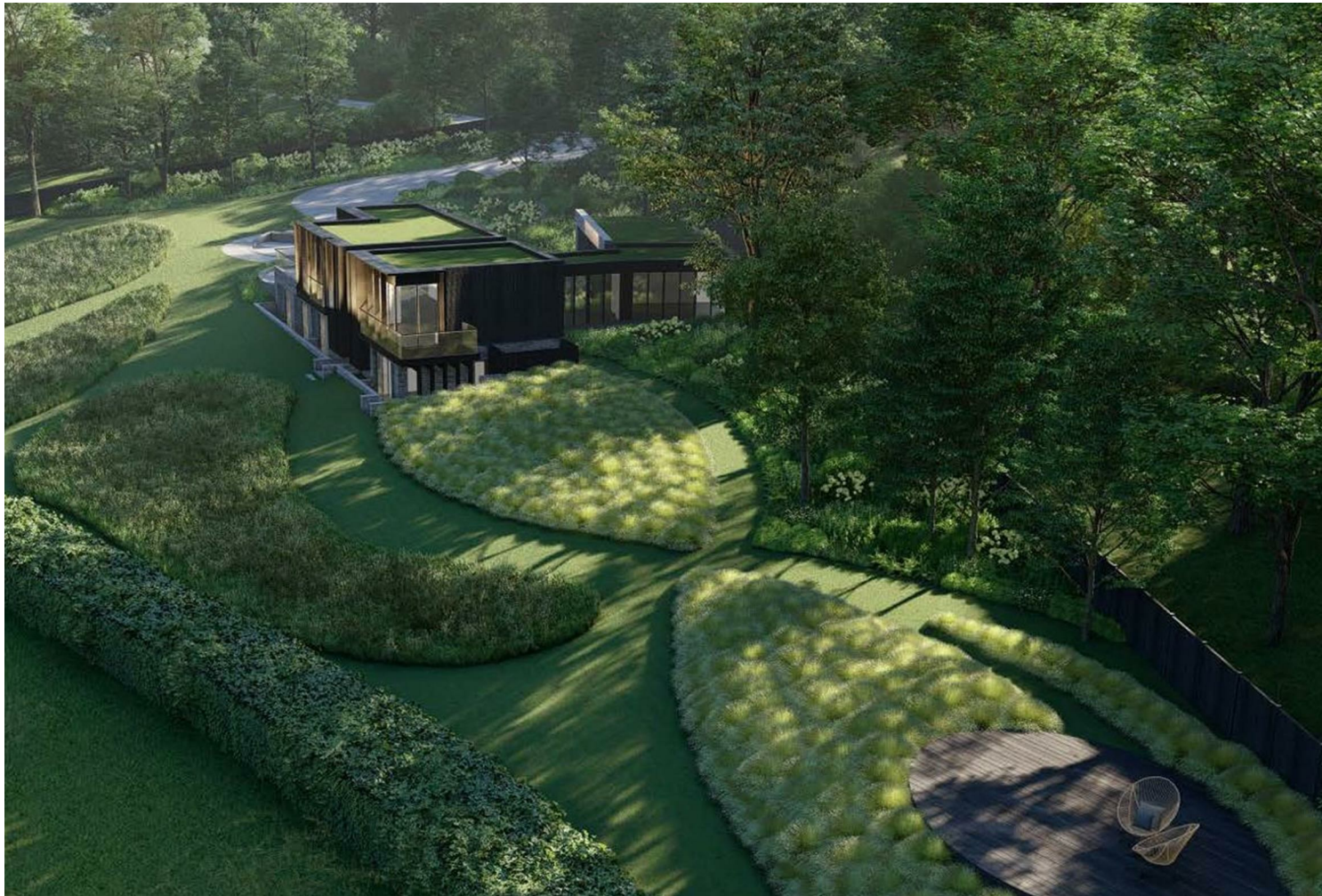






## Description

Adding to its appeal, this plot comes with full planning permission already secured to create a truly remarkable residence spanning an expansive 7000 square feet. Envision crafting a bespoke home designed to maximise the breath taking views and embrace the natural beauty of the tranquil surroundings. The potential to develop a masterpiece with striking architectural features and luxurious interiors offers the chance to create a "wow factor" home that perfectly complements and enhances your lifestyle.









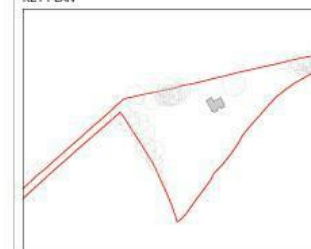
- Site Boundary Line
- Existing Structure
- Proposed Structure

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#### KEY PLAN



#### REVISION

Rev. A - 04.03.2022 - Issued for Client Approval  
Rev. B - 07.03.2022 - Issued for Planning  
Rev. C - 15.03.2022 - Issued for Client Approval  
Rev. D - 08.04.2023 - Issued for Planning

#### PROJECT

**The Briars**

South Avenue,  
Langdon Hills  
SS16 6JG

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	

**SERVICES:**  
Local Authority: Basildon  
Council tax band:  
Post Code: SS16 6JG

**VIEWING:**  
Strictly by prior arrangement with Keith Ashton Estate Agents

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)



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