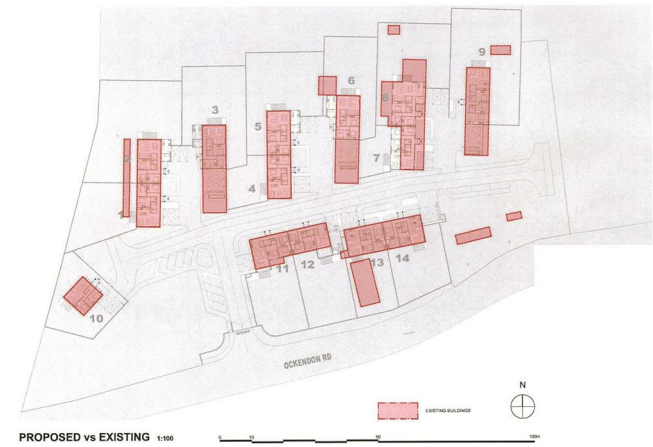




**Keith
Ashton**

Ockendon Road, North Ockendon
Upminster



OCKENDON KENNELS OCKENDON ROAD

North Ockendon Upminster, RM14 3PT

£1,750,000

Close to excellent road links and being offered for the first time in many years, Keith Ashton's are delighted to offer a unique opportunity to acquire this plot of approximately 11 acres, which has plans for 14 units, with extensions and alterations to the existing kennels and outbuildings.

- Unique development opportunity
- Plans for 14 dwellings
- Approximate 11 acre site
- Excellent road connections



Description

Available for the first time since 1979, the vendor has planning permission (subject to final decision notice) for 14 units, 5 of which will need to be affordable housing. Ideal as a gated development, the planning is for part demolition, extensions and alterations to the existing kennels and outbuildings to form 14 dwellings with associated parking and private amenity space.

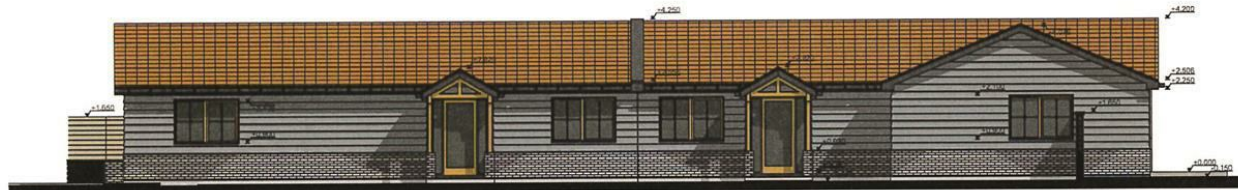
The plans are for a mixture of semi and detached single-storey properties, all with three bedrooms, apart from one which has two. The estimated value of the completed properties would be in the region of £450,000 and £575,000 per dwelling, depending on individual plots and market conditions.

Located within easy reach of excellent road connections including the M25/A127/A13 and within close proximity of both South Ockendon and Upminster Stations, the latter also benefiting from being part of the London Underground network, we feel this would offer an excellent development opportunity and a visit to the site is recommended. For further information and plans please see details on havering.gov.uk website - reference P0862.18





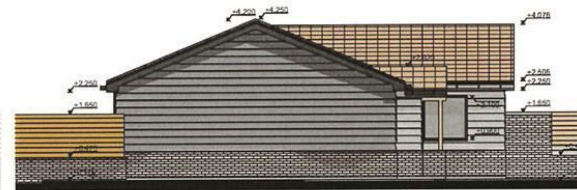
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PROPOSED ELEVATIONS 4 & 5 1:100



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority: Upminster
 Council tax band:
 Post code: RM14 3PT

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

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



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 OFFICIAL 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.

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Explore more @ www.keithashton.co.uk