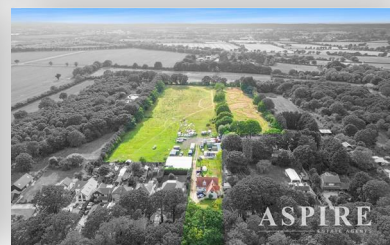


**To arrange a viewing contact us  
today on 01268 777400**



## **Main Road, Chelmsford £10,000,000**

- A site of circa 10 acres (STS) with development potential (subject to approvals)
- Main road access
- Highly sought after location for resale
- Close to Chelmsford
- Outstanding plot and opportunity
- Detached house at front of the plot entrance with wide side access
- Semi Rural location
- Aspire would seek to be instructed as agent on all new homes being sold

Exceptional Development Opportunity with approximately 10 Acres of land with dwellings in the immediate vicinity and vehicular access from the road to the land. Available unconditionally, conditionally on obtaining planning permission or via an option agreement. Just further down the road at Hawthorn Close there is currently a development site being constructed showing demand for new build homes in the area is in high demand.

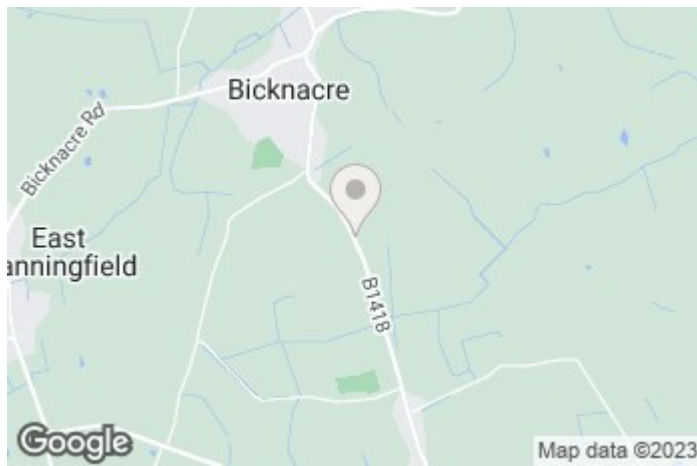
Bicknacre is a village in Essex, England, located approximately 4 miles (6.4 kilometres) southeast of the city of Chelmsford. It's situated in the Chelmer and Blackwater District.

Bicknacre has a long history, with evidence of settlement dating back to the Roman period. Over the centuries, it has been an agricultural community, and its name is thought to be of Old English origin, meaning "birch tree stream."

The village is situated in a rural area of Essex, and it is known for its scenic countryside and proximity to the Chelmer and Blackwater Navigation, a waterway with a rich industrial heritage. It offers easy access to the surrounding Essex countryside and is close to various attractions, including nature reserves, parks, and walking trails.

Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.