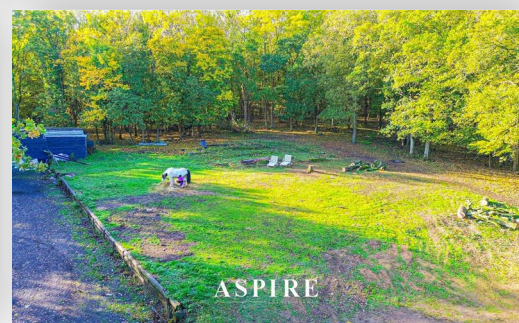
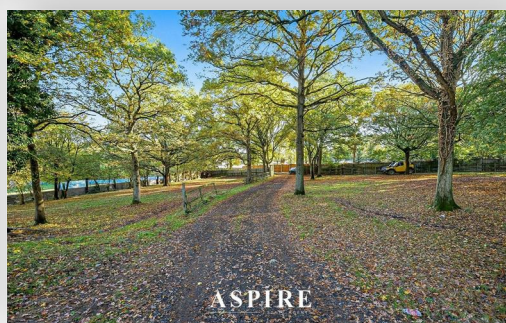


**To arrange a viewing contact us
today on 01268 777400**



Cavendish Road, Hockley Guide price £650,000

Aspire Estate Agents are proud to present this exceptional gated lifestyle opportunity, set within approximately 3.6 acres of private grounds, with granted planning permission for a two/three-bedroom detached bungalow - ready to commence immediately and offered chain free. Guide Price £650,000 - £700,000

Tucked away at the end of a private, no-through gated road, this rare plot offers total privacy, no immediate neighbours, and the ideal setting to create a bespoke family home. The land currently features stables, a large barn - perfect for equestrian and lifestyle use.

A significant feature of this property is the granted planning permission for the erection of a three-bedroom detached bungalow. This presents a rare and exciting opportunity to design a home tailored to your needs in a tranquil semi-rural setting, while benefiting from existing accommodation during development. The proposed dwelling is designed to complement the surrounding environment, delivering modern family living in a highly desirable location.

All approved planning documents, architectural drawings, and conditions are available for review on the Rochford District Council website, offering full transparency for interested parties. This makes the property ideal for self-builders, developers, or anyone seeking a bespoke family home.

Despite its private, rural setting, the property is conveniently located just 1 mile from Hockley Station, providing fast and direct links to London Liverpool Street in under an hour, combining country tranquillity with city accessibility.

Proposed Floor Plan & Room Measurements

Living / Dining Area: Open-plan space, approximately 7.5m x 5.0m (24'7" x 16'5") – bright and spacious, with natural light and garden views.

Kitchen: Integrated with the dining area, approximately 4.0m x 3.5m (13'1" x 11'6") – modern layout with convenient access to living spaces.

Utility Room: Adjacent to the kitchen, approximately 2.2m x 1.8m (7'3" x 5'11") – practical space for laundry and storage.

Bedroom 1 (Master with Ensuite): Approximately 4.0m x 3.5m (13'1" x 11'6") – generously sized with private ensuite bathroom.

Ensuite Bathroom: Approximately 2.0m x 1.8m (6'7" x 5'11") – fitted with modern fixtures.

Bedroom 2: Approximately 3.6m x 3.2m (11'10" x 10'6") – comfortable double room.

Bedroom 3: Approximately 3.8m x 3.0m (12'5" x 9'10") – ideal for a single or guest room.

Main Bathroom: Approximately 2.5m x 2.0m (8'2" x 6'7") – centrally located for family convenience.

Hallways & Circulation Areas: Centrally positioned to connect all rooms efficiently while maximising space.

Outbuildings

Barn/Stables – 10.46m x 4.95m (34'4" x 16'3")
Double-width gated access, ideal for stabling, parking, or storage. Includes two additional stables to the side.

Wood Shed/Stable/Storage – 4.65m x 3.30m (15'3" x 10'10")
Versatile space suitable for storage, workshop use, or conversion to additional stables.

Nearest Stations

Hockley Station: 0.9 miles

North Fambridge Station: 2.4 miles

Rochford Station: 2.7 miles

Nearest Schools

Ashingdon Primary Academy – 0.5 miles | Ofsted: Good

Plumberow Primary Academy – 0.5 miles | Ofsted: Good

Greensward Academy – 0.7 miles | Ofsted: Good

Westerings Primary Academy – 1.4 miles | Ofsted: Good

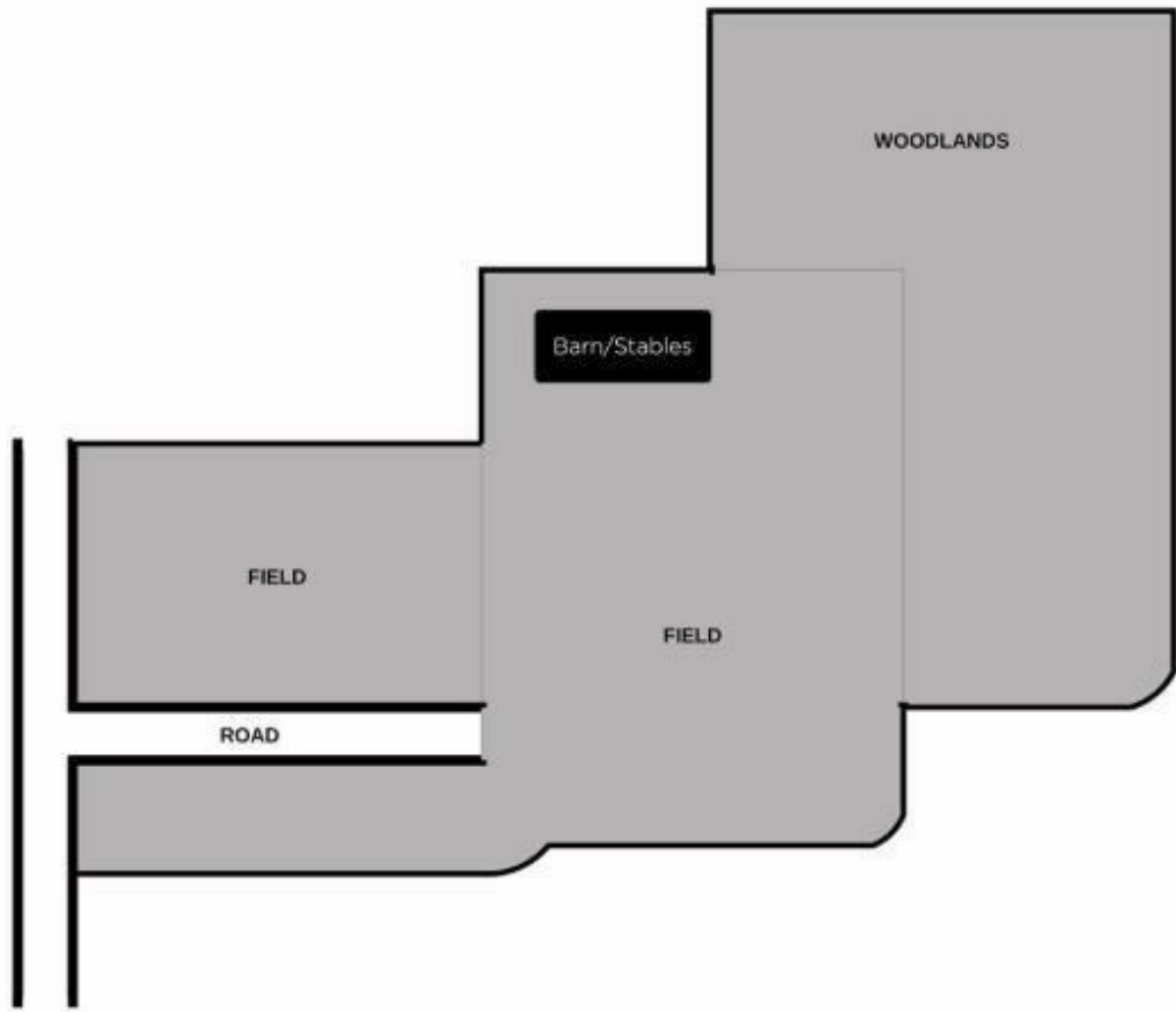
Due Diligence

All information is believed to be accurate and up to date. Buyers are advised to undertake their own research and verification. Figures, outgoings, and development costs may vary depending on buyer circumstances.

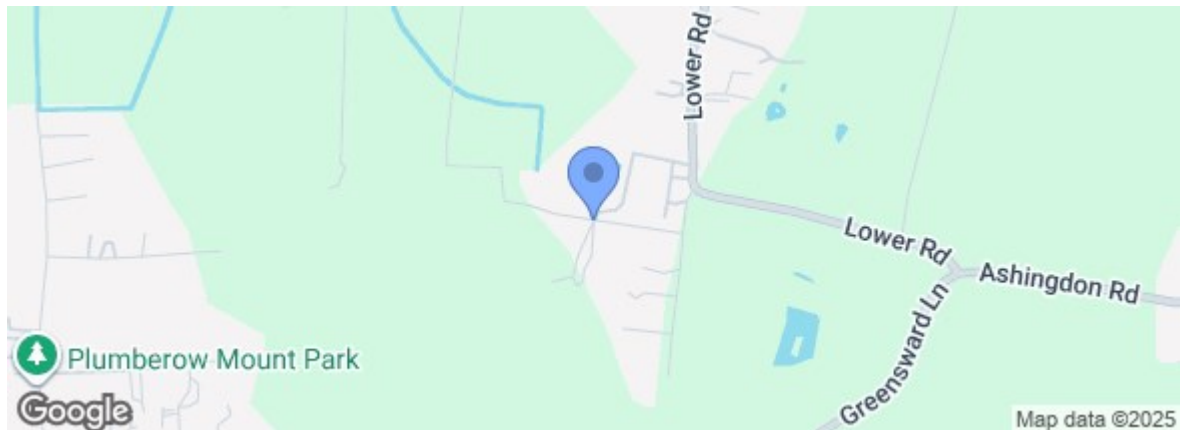
Disclaimer:

Please note that the static caravan and any items currently situated on the land are not included in the sale of the property or land. Certain items shown in the photographs may or may not be included as part of the sale. Prospective purchasers are advised to clarify with the selling agent regarding the exact inclusions and exclusions prior to making any offers.

GROUND FLOOR



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