



Homebrook

Holly House

Shencot

1 to 5
Grasmere

1 to 10
St Ninian

Def

CF

CF

Def

Shencot Alexander Lane
Hutton
£1,175,000

MEACOCK & JONES

A very well located and spacious plot within 0.2 mile of Shenfield mainline railway station, Crossrail terminus and shopping Broadway. The site will offer an opportunity to acquire a centrally located plot within easy reach of good local schools and road systems. The site has plans approved by the Brentwood Borough Council (21/02027/FUL) to demolish the existing house and construct 5 residential flats. Opportunities to develop in such a central location are now increasingly rare. An appealing selling point is that the development will come with an extensive garden to the rear. This incorporates two substantial good quality outbuildings (fully insulated and supplied with electricity), attractively positioned on a raised aspect at the end of the present garden which could easily be converted to home office/workshop/gym space.

• Detailed planning permission for the demolition of existing property and construction of new building containing five new dwellings

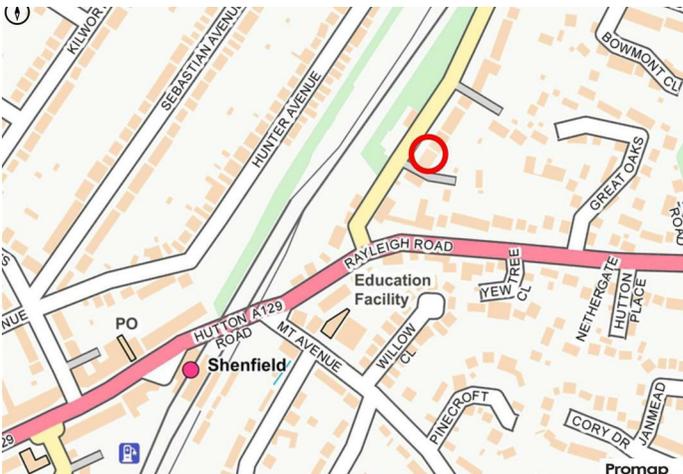
• 21/02027/FUL

• 0.161 Acre

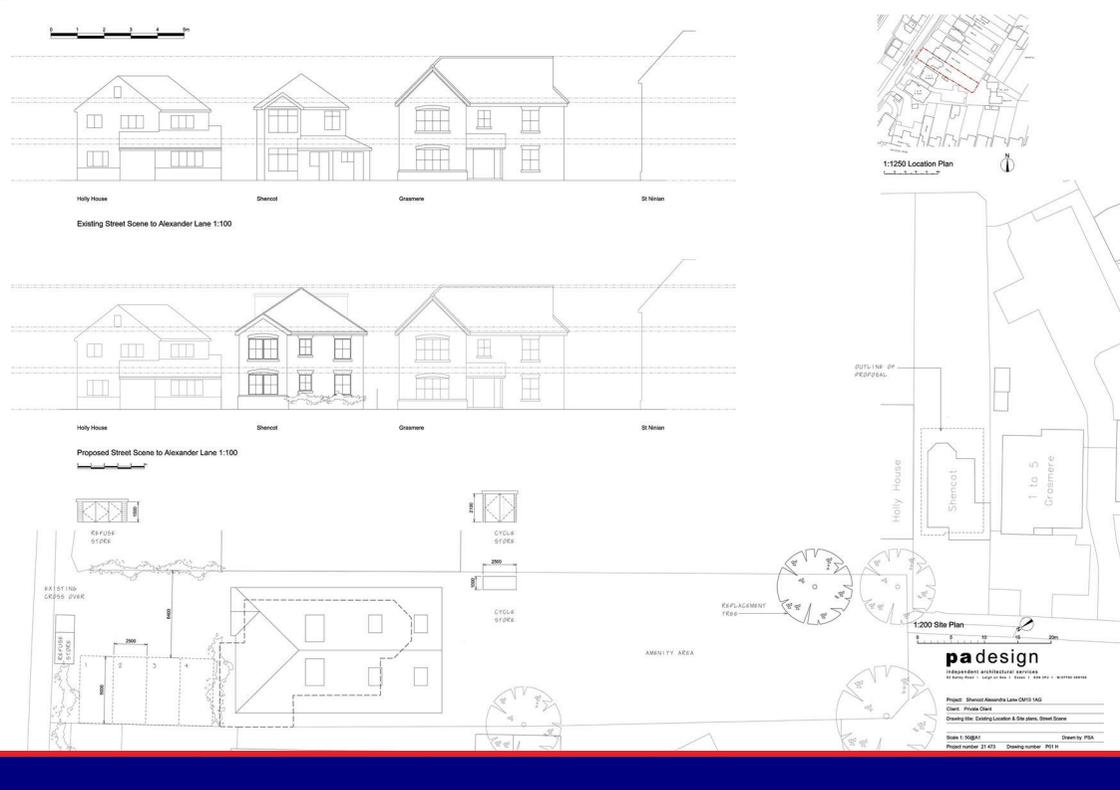
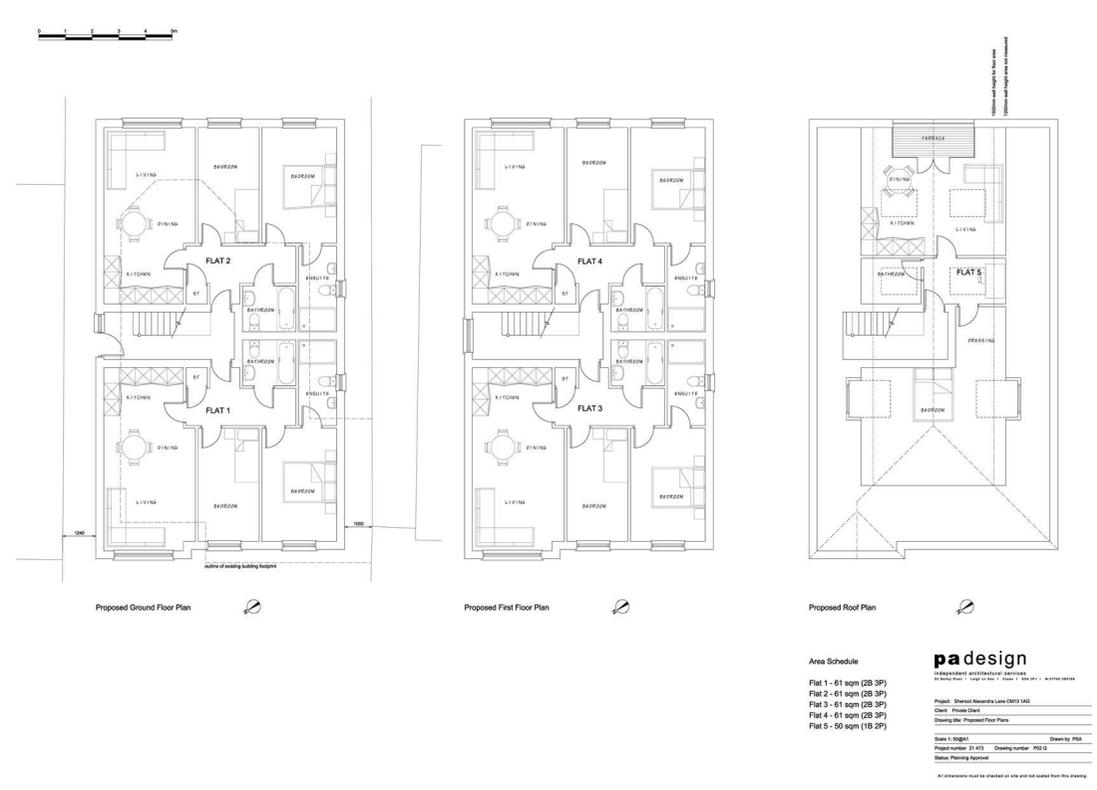
• Central Shenfield Location

• 0.2 miles Shenfield Station

• Landscaped Garden To The Rear







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	