



PURELY
LAND

CRANFIELD PARK ROAD WICKFORD • ESSEX



HIGHLIGHTS

- Full/Detailed Planning Permission (pending)
- 4 Detached Residential Dwellings
- Fantastic development offering brilliant 'modern' family homes
- Previous Boarding Kennels
- Additional land available via separate negotiation
- Rural setting on the outskirts of Wickford



DESCRIPTION

An exceptional development opportunity located in the highly sought-after town of Wickford. This site is awaiting planning permission for the construction of four new 'modern' family homes, offering a unique opportunity to create high-quality residential space in a prime location.

The development site is situated in an attractive location with a 'rural' feel, just a short distance from the town centre and its range of amenities, including shops, restaurants and leisure facilities. With excellent transport links, including the nearby A127 arterial road and the M25 just a short distance away, this site is ideally situated for commuters seeking access to London and the wider area.

Designed to a high specification, these family homes will offer incoming buyers a chance to buy their forever home, with each unit featuring 4 double bedrooms, a modern open-plan living space and private outdoor space with the potential for further land to be added if desired. With a contemporary design and high-quality finishes throughout, these homes will offer a superb living environment for their eventual homeowners.

With the site having previously benefited from planning consent for four dwellings (since lapsed), this site is pending a decision for a resubmission of the previous plans and presents an attractive prospect for developers/investors seeking a high-potential investment opportunity.

BLOCK PLAN



FAIRWAY

LD PARK ROAD

CARPORTS

P01
(T1)

P04
(T4)

E

P03
(T3)

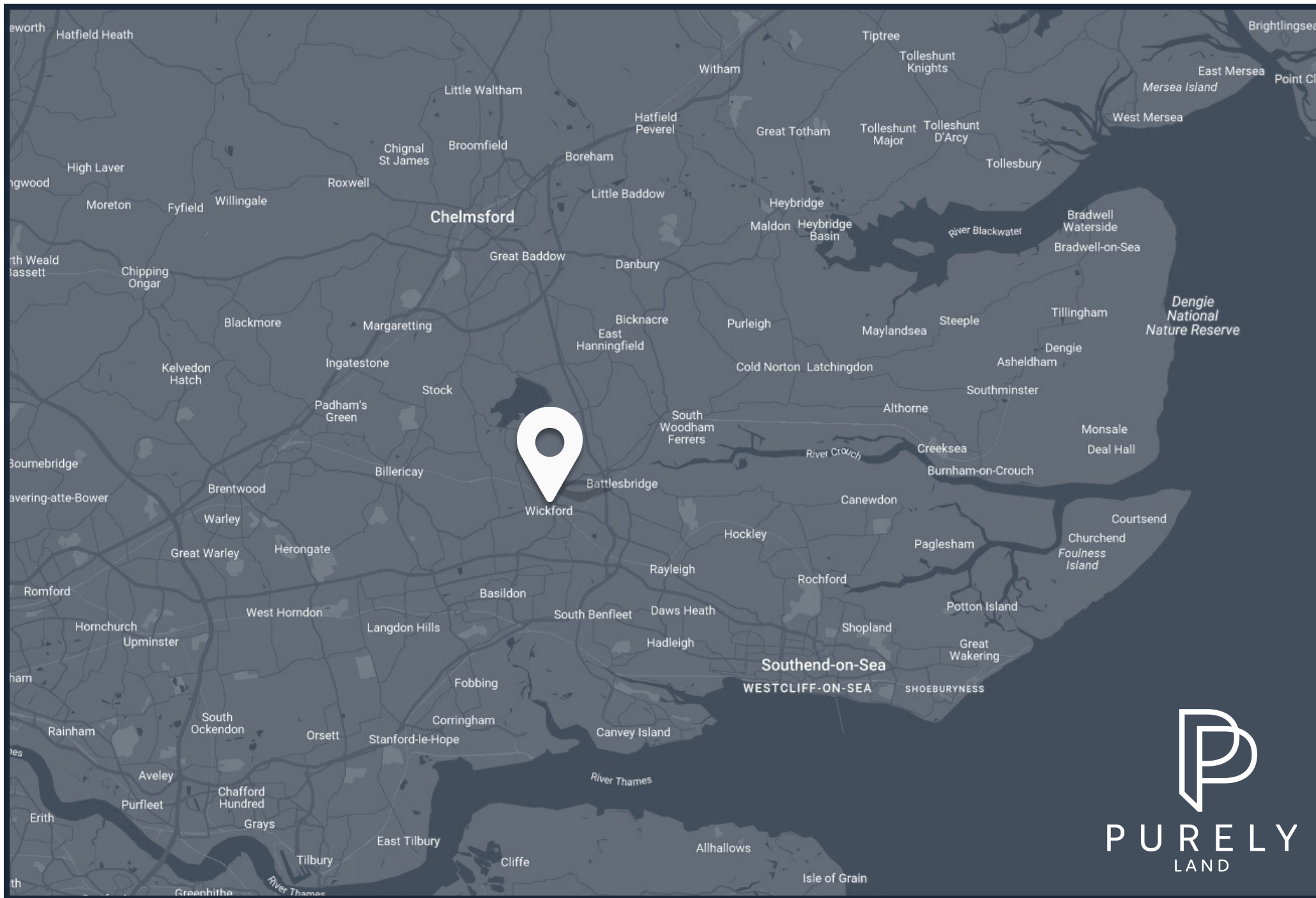
P02
(T2)

PURELY
NEW HOMES





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Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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