



Bear Estate Agents are pleased to bring to the market this fantastic opportunity for a large detached self build bungalow. This property benefits from three bedrooms with large plot with an open planning kitchen/ lounge and dining area.

Land:

0.7 Acres.

Services :

The vendor has confirmed the properties next door both benefit from full services but this site is currently not connected. Although interested parties are advised to make their own enquiries to establish the existence and adequacy of such services.

Terms:

The site is available for unconditional offers as planning has been passed.

Planning:

## New Park Road

Hockley

**£475,000**

Realistic Offers Considered



# New Park Road



PROPOSED REAR IMAGE

Secondary open-plan living, third bedroom, bathroom, utility designed to make use of the rear of the property with limited southerly light through the tree line.

To be finished with dense solar roof as shown to provide additional heating.



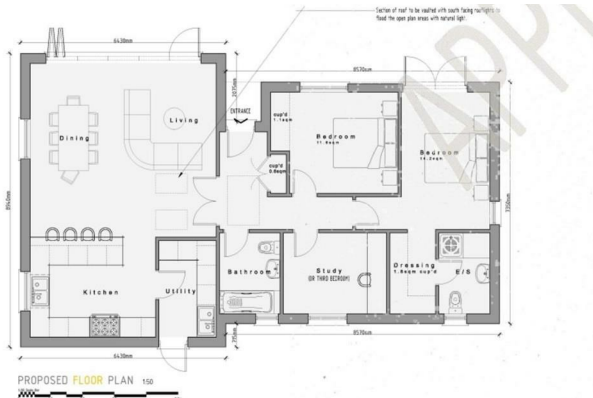
PROPOSED FRONT IMAGE

To be finished with bespoke perforated metal vertical timber cladding to contrast with horizontal stone cladding to allow building to merge within the established setting.

**Agents Note**

Full planning can be found on Rochford District Council website under reference 23/00084/FUL





PLANNING DRAWING



| Existing Buildings:        |  |
|----------------------------|--|
| Building 1 -               | 13,20sqm Footprint (33,80m³ volume)        |
| Building 2 -               | 4,75sqm Footprint (123,70m³ volume)        |
| Building 3 -               | 2,17sqm Footprint (52,25m³ volume)         |
| Building 4 -               | 25,90sqm Footprint (66,83m³ volume)        |
| Building 5 -               | 21,90sqm Footprint (66,38m³ volume)        |
| Building 6 -               | 3,78sqm Footprint (12,70m³ volume)         |
| <b>Total Built Form:</b>   | <b>91,80sqm Footprint - 491,5m³ volume</b> |
| <b>Total Hardstanding:</b> | <b>480sqm Footprint</b>                    |

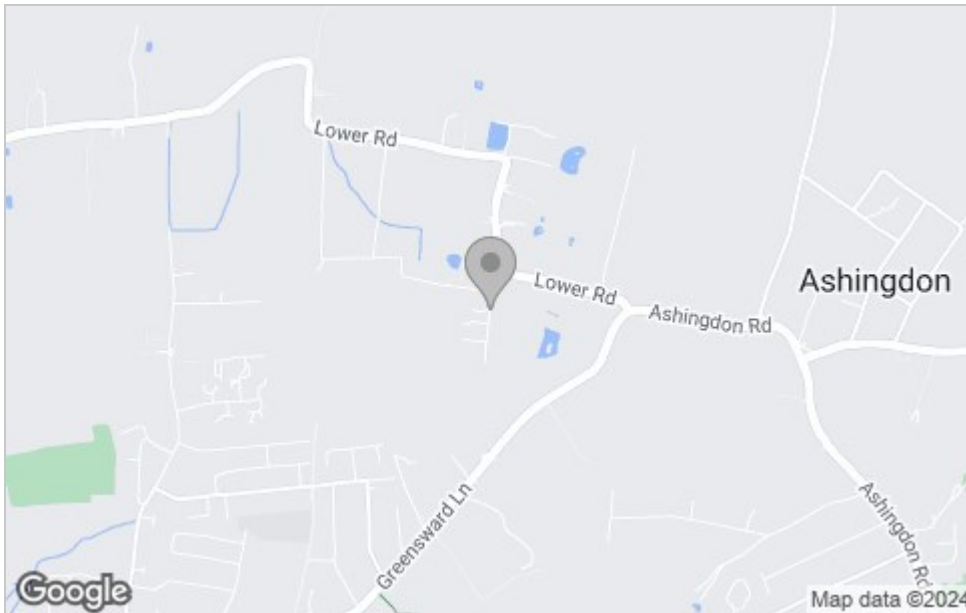


|                          |  |
|--------------------------|--|
| Dwelling 1 -             | 119,85sqm Footprint (374,42m³ volume)        |
| <b>Total Built Form:</b> | <b>119,85sqm Footprint - 374,42m³ volume</b> |
| <b>Hardstanding:</b>     | <b>42,73sqm Footprint (4,43m³) REDUCTION</b> |
| <b>Hardstanding:</b>     | <b>370sqm Footprint (480,00m³) REDUCTION</b> |

## Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

