Arpen

£1,000,000

Offers In The Region Of
Station Road, White Notley

A unique opportunity of 0.24 acres (STS) close to White Notley Station in the beautiful Essex Countryside to acquire a development site with full planning permission for 2 homes each with three bedrooms plus study along with Station House which has planning permission to extend. This property in our opinion also has further development potential as a whole subject to planning.

The property is situated in the lovely village of White Notley which has its own train station giving access to London Liverpool Street in 50 minutes. The site is within easy walking distance of the village and is surrounded by countryside.

The rear garden to Station House has full residential planning permission for 2 homes planning ref: 23/02471/FUL dated 14th March 2024. The approved scheme is for 2 attractive semi detached homes both with a study and three bedrooms on the first floor with a large lounge and kitchen diner on the ground floor. Oakheart Land & New Homes have priced the finished homes at £525,000 each depending on the final specification.

Station House is currently a large 2 bedroom property which benefits from full planning permission ref: 456/HH dated 19th April 2022 that allows the creation of 2 further rooms one on the first floor and the second one on the ground floor. Oakheart Land & New Homes have valued the existing home at £485,000 and with the extension completed at £680,000.
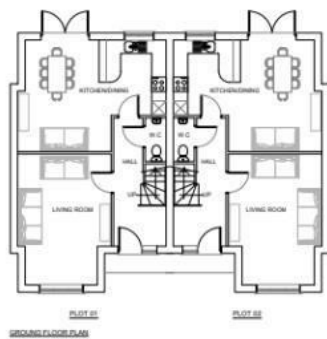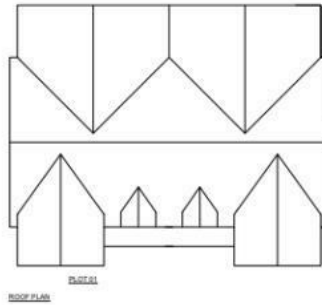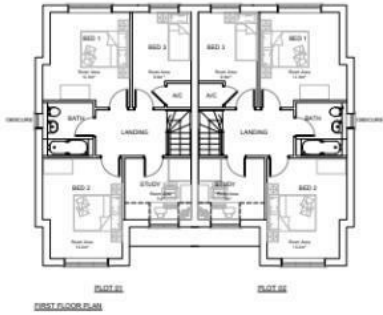
The seller has drawn up initial plans to show how 4 homes could be achieved on the property whilst still retaining Station House in addition there could be the opportunity of changing Station House in to 4 apartments subject to planning.

Viewing is by appointment only via the agent as Station House is occupied.

FRONT ELEVATION (SOUTH-WEST)

PLOT 01 · PLOT 02

SLATE ROOF
WHITE RENDER DORMERS
COTTAGE STYLE CASEMENT WINDOWS
WEATHERBOARDING
RED BRICKWORK
FEATURE BRICK BANDING

DASHED LINE INDICATES CURRENT APPROVED DWELLING

SIDE ELEVATION (SOUTH-EAST) — PLOT 02

WEATHERBOARDING

REAR ELEVATION (NORTH-EAST) — PLOT 02 · PLOT 01

SIDE ELEVATION (NORTH-WEST) — PLOT 01

FIRST FLOOR PLAN — PLOT 01 · PLOT 02
BED 1, BED 3, BED 1, BED 1, BATH, LANDING, LANDING, BATH, BED 2, STUDY, STUDY, BED 3

ROOF PLAN — PLOT 01

GROUND FLOOR PLAN — PLOT 01 · PLOT 02
KITCHEN/DINING, W.C, HALL, LIVING ROOM

In association with

oakheart

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