



£850,000
Offers Over
Brook Lane, Great Baddow

An exciting and unique development opportunity located on the borders of the much sought after areas of Galleywood and Great Baddow. The site (0.39 acres STS), which is substantially demolished, was a former timber merchant and has planning for 2no large detached houses accessed via Brook Lane with further potential scope for a third house on the land adjacent (0.321 acres STS) which currently houses an existing barn and has a separate access via Vicarage Lane.

The site has far reaching countryside views, yet offers easy access to central Chelmsford and all of its facilities with the train station providing direct access to London Liverpool Street.

The site benefits from planning permissions references 17/00290/FUL and 17/00290/S73 which we have been reliably informed by the vendor have been implemented also 22/01879/FUL dated 30th March 2023.

The vendor has also confirmed that the site benefits from all services being available on or nearby the land with the exception of foul water drainage which will be required to be installed by the purchaser using a Klargestor system or similar.

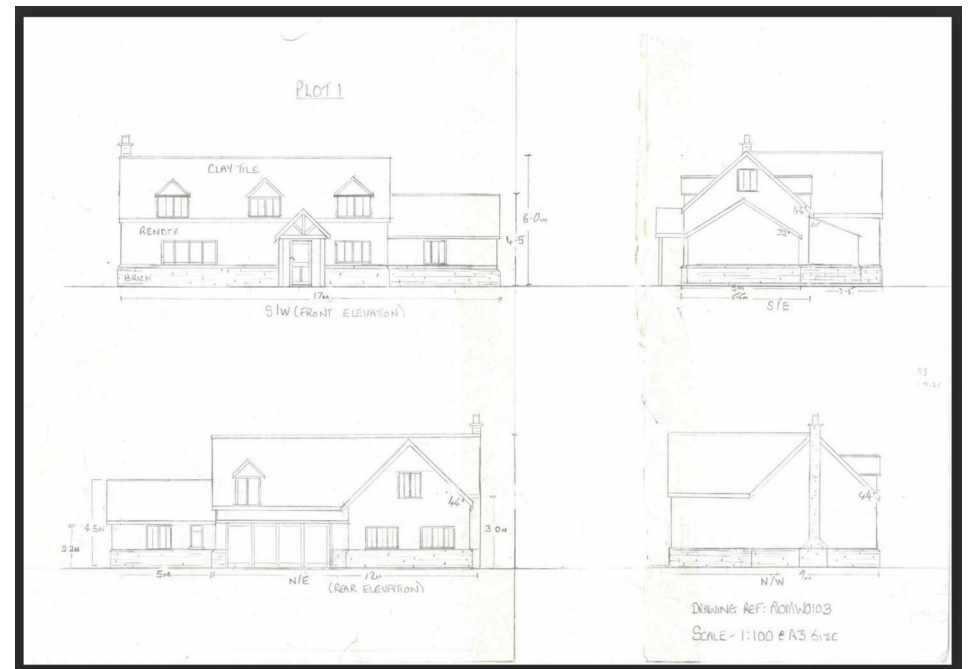
The approvals allow for the construction of 2 large attractive 4 bedroom detached homes each with its own separate vehicular access and garaging, providing a fantastic opportunity to create high quality homes in a countryside setting. Oakheart Land & New Homes have priced the finished homes at £900,000 and £850,000.

The vendor has held a pre-app meeting with Chelmsford City Council regarding the potential third plot and this correspondence is available to interested parties.

Offers are sought in 2 parts: the first OIEO of £575,000 unconditionally for the 2 plots with planning permission and the second for the third plot with OIEO of £275,000 conditional upon planning being granted.

Bids are due noon Friday 27th September to be submitted by email to ross@arpenconsultancy.co.uk

Viewing is strictly via appointment with Arpen Consultancy only as the vendor lives adjacent.



PLOT 2



SOUTH EAST ELEVATION PROPOSED



NORTH EAST ELEVATION PROPOSED



NORTH WEST ELEVATION PROPOSED



SOUTH WEST ELEVATION PROPOSED

SCALE - 1:100 @ A3
REF: NOMULIOO









SHARED VEHICLE ACCESS TO
DRIVEWAYS + PRIVATE GARAGES

DRAWING REF: AOMW/0106

SCALE - 1:200

BLOCK / SITE PLAN

In association with

oakheart

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