



£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, red line), which is substantially demolished, was a former timber merchant and has planning for 2no detached houses accessed via Brook Lane with further potential scope for a third home on the land to the rear (0.321 acres STS, blue line) which currently houses an existing barn and also 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 confirmed 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 Klargester 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.

A pre-app meeting with Chelmsford City Council was held regarding the potential third plot and 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 permission being granted. An option on all 3 plots would be considered.

Bids are due by noon Friday 31st January to be submitted by email to ross@arpenconsultancy.co.uk

Viewing is strictly via appointment only.













DRAWING REF: AOMW/0106

SCALE - 1:200

BLOCK / SITE PLAN

In association with

oakheart

Arpen Consultancy

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