

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## Caravan At Silver Birches Canford Avenue, Wickford, SS12 0JN

\* Planning Permission Granted for a Detached Family Home \*

Nestled in the charming semi-rural area of Canford Avenue, Wickford, this exceptional piece of land presents a unique opportunity for those looking to create their dream home or invest in a promising development. With planning permission already in place, the possibilities are vast, allowing you to bring your vision to life in a tranquil setting.

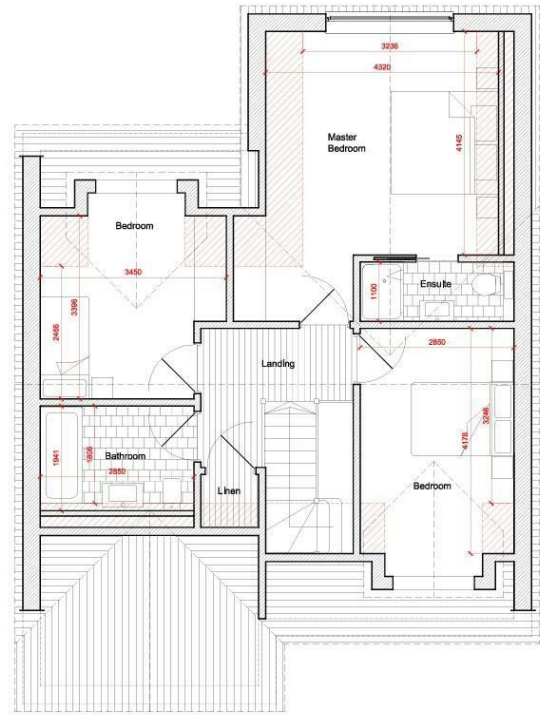
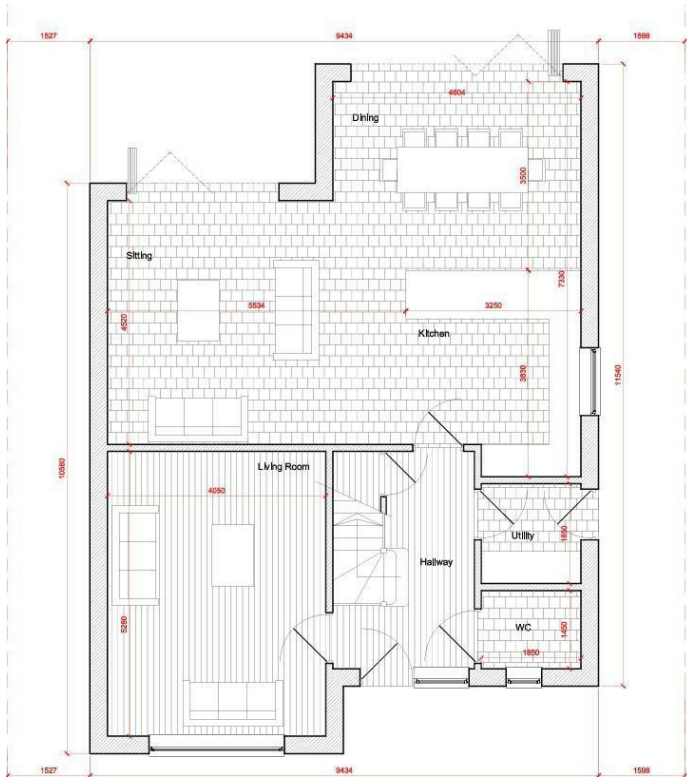
The land is conveniently equipped with all necessary utilities, ensuring a seamless transition from concept to construction. This feature not only simplifies the building process but also enhances the appeal of the property for potential buyers or renters in the future.

Surrounded by the natural beauty of the countryside, yet within easy reach of local amenities, this location strikes a perfect balance between peaceful living and accessibility. Whether you are seeking a quiet retreat or a vibrant community, Wickford offers a delightful environment to call home.

This land is a rare find, combining the advantages of planning permission and essential utilities in a picturesque setting. Do not miss the chance to explore the potential this property holds. Embrace the opportunity to create a bespoke residence tailored to your lifestyle in this idyllic part of Essex.

- Planning Permission Granted
- Semi Rural Location
- 0.12 Acre Plot (STLS)
- Ideal Self Build
- Utilities Connected

£290,000



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |