



Bulphan Offers in Excess of



**Naiad, Lower Dunton Road, Bulphan, Essex, RM14 3TD**

\*\* OUTLINE PLANNING PERMISSION GRANTED FOR AN ADDITIONAL TWO DETACHED DWELLINGS\*\* A four bedroom detached chalet bungalow situated within grounds of approximately 1.7 acres (STLS) with numerous outbuildings and outline planning permission for an additional two detached dwellings, two stables with tack room and small barn. No onward chain. EPC: D.

- ❖ A FOUR BEDROOM DETACHED CHALET BUNGALOW
- ❖ OUTLINE PLANNING GRANTED FOR STABLES AND HAY BARN
- ❖ NO ONWARD CHAIN
- ❖ OUTLINE PLANNING PERMISSION GRANTED FOR TWO FURTHER DETACHED DWELLINGS  
25/01009/OUT
- ❖ GROUNDS OF APPROXIMATELY 1.7 ACRES (STLS)
- ❖ FURTHER DETAILS ON REQUEST

# Naiad, Lower Dunton Road, Bulphan, Essex, RM14 3TD

## TWO DETACHED DWELLINGS

Outline planning permission has been granted for an additional two detached four bedroom chalet style properties, Thurrock reference number 25/01009/OUT, dated 5th May 2026, and the demolition of the existing former agricultural buildings.

## EXISTING PROPERTY DETAILS

### ENTRANCE PORCH

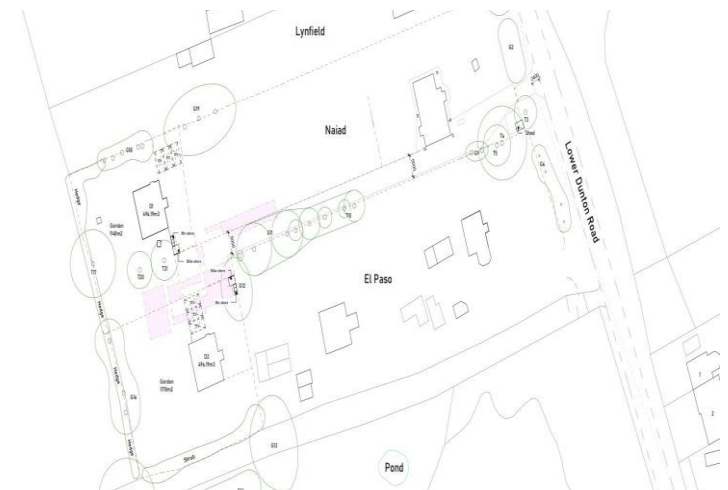
Obscure double glazed windows. Quarry tiled flooring. Radiator. Double glazed door to:

### ENTRANCE HALL

Radiator. Coving to textured ceiling. Laminated flooring. Stairs to first floor with cupboard under.

### SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled floor. Walk in shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Low flush WC.



**LOUNGE** 21' 10" x 11' 10" (6.65m x 3.60m)

Double glazed windows to front and rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature Fireplace.

**SITTING ROOM** 10' 9" x 9' 10" (3.27m x 2.99m)

Double glazed window to rear. Coving to textured ceiling. Fitted carpet. Power points. Feature fireplace.

**KITCHEN/BREAKFAST ROOM** 16' 1" x 12' 0" (4.90m x 3.65m)

Double glazed window to rear. Radiator. Coved ceiling with inset lighting. Tiled flooring. Range of Oak base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and hob with canopy over. Recesses for appliances. Door to garage. Double glazed door to rear porch.

**BEDROOM ONE** 11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to front. Radiator. Coving to textured ceiling. Fitted carpet. Power points. Range of built in wardrobes with hanging and shelf space.

**LANDING**

Coved and textured ceiling. Fitted carpet.



**BEDROOM TWO** 12' 8" x 12' 2" (3.86m x 3.71m)

Double glazed window to rear. Radiator. Coving to textured ceiling. Fitted carpets. Power points.

**BEDROOM THREE** 12' 7" x 10' 2" (3.83m x 3.10m)

Double glazed window to rear. Radiator. Coved and textured ceiling. Fitted carpet. Power points. Built in wardrobes with hanging and shelf space.

**BEDROOM FOUR** 9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Coved and textured ceiling. Built in wardrobes.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Amtico flooring. White suite comprising of panelled bath with mixer shower over. Low flush WC. Vanity wash hand basin with cupboard under. Tiling to walls.

**GARAGE** 28' 0" x 8' 5" (8.53m x 2.56m)

Approached via double doors. Sink unit with mixer tap. Water softener. Two radiators. Access to loft space. Boiler (Not tested). Power and light. Door to garden.



### ***VARIOUS OUTBUILDINGS***

The outbuildings consist of three main barns all with power and light. Numerous pigsties. Base for stables. Paddock. (To be demolished for the two new properties).

### ***GROUNDS***

The property is approached via gated entrance with well stocked flower and shrub beds. Parking for numerous vehicles with driveway leading to outbuildings. Formal rear garden mainly laid to lawn. Planning passed for two stables with tack room and small barn. In all Approximately 1.7 acres (STLS)

### ***PROPERTY DETAILS***

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D.



## AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		