



NO ONWARD CHAIN | GUIDE PRICE £550,000 - £600,000 | APPROVED OUTLINE PLANNING PERMISSION | FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW | SUBSTANTIAL PLOT

- OUTLINE PLANNING PERMISSION GRANTED FOR AN ADDITIONAL DETACHED DWELLING
- Planning Reference: 26/00310/OUT - Chelmsford City Council
- Substantial plot offering exciting development potential
- Ground floor family bathroom and first floor en-suite WC
- Extensive off-street parking and solar panels
- Indicative plans illustrating a three-bedroom detached bungalow
- Existing spacious four-bedroom semi-detached chalet bungalow
- Generous lounge, separate dining room and fitted kitchen
- Established gardens, detached oversized garage and additional garden room
- Desirable Runwell location, convenient for Wickford town centre and railway station

Church End Lane

Wickford

£550,000

Guide Price



Church End Lane



Introduction

Situated along the desirable Church End Lane in Runwell, this spacious four-bedroom semi-detached chalet bungalow occupies a generous plot and presents an exciting opportunity for developers, investors and buyers seeking a property with genuine development potential.

The standout feature of this property is the benefit of approved outline planning permission for an additional detached residential dwelling within the grounds. The accompanying indicative plans illustrate a three-bedroom detached bungalow, offering the potential to create a separate residential property alongside the existing home, subject to approval of reserved matters and compliance with the relevant planning conditions.

Planning permission was granted by Chelmsford City Council under application reference 26/00310/OUT, providing an excellent starting point for purchasers wishing to explore the site's development potential.

The opportunity may appeal to purchasers considering a development project, those seeking a long-term investment or families exploring the possibility of creating independent accommodation for relatives.

The Existing Property

The existing chalet bungalow offers spacious and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hallway, three well-proportioned bedrooms, a family bathroom and a separate dining room adjoining the fitted kitchen.

To the rear of the property is an impressive lounge measuring approximately 21'2" x 16'6", featuring a character fireplace and French doors opening onto the garden, creating a bright and comfortable living space.

The first floor provides a further bedroom with an en-suite WC, together with a separate study area and useful loft and eaves storage, offering flexibility for home working, hobbies or additional storage.

Outside and Gardens

Externally, the property occupies a substantial plot with extensive outdoor space, established gardens and a generous frontage.

The existing independent driveway provides off-street parking for numerous vehicles, while the grounds currently benefit from a detached double garage with power and lighting and a separate garden room, offering additional versatile space.

The plot's size and configuration are particularly attractive, with the approved outline planning permission presenting the opportunity to create a further residential dwelling within the grounds. The approved proposal includes the demolition of the existing garage.

Development Opportunity and Planning Permission

OUTLINE PLANNING PERMISSION APPROVED - APPLICATION 26/00310/OUT

Chelmsford City Council has granted outline planning permission for the demolition of the existing garage and construction of an additional detached dwelling on land adjacent to 23 Church End Lane.

The indicative architectural drawings illustrate a three-bedroom detached bungalow, incorporating living accommodation, a kitchen, bathroom and three bedrooms.

This represents an exciting opportunity to unlock the potential of the plot while benefiting from an existing four-bedroom residential property.

The permission is outline consent, with all matters reserved, and the detailed design, layout, access and other reserved matters will require the necessary approvals. Prospective purchasers should review the planning decision notice and associated documents.

Location

Church End Lane is situated in the popular residential area of Runwell, conveniently positioned for Wickford town centre, local shops, schools and everyday amenities.

Wickford's mainline railway station provides direct connections to London Liverpool Street, making the location attractive to commuters, while convenient road links offer access to surrounding Essex towns and the wider road network.

Combining a well-established residential setting with excellent accessibility, the location further enhances the appeal of both the existing home and the potential new dwelling.

Viewing is strongly recommended to fully appreciate the existing accommodation, generous plot and exciting development potential available! Contact us today to arrange a viewing and request further information regarding the planning permission and accompanying drawings.

Council Tax Band: E

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

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OUTLINE PLANNING PERMISSION GRANTED FOR AN ADDITIO

Planning Reference: 26/00310/OUT - Chelmsford City

Entrance Hall

Lounge
21'1 x 16'5

Kitchen
9'2 x 10'2

Dining Room
13'2 x 10'2

Bedroom 1
13'2 x 11'8

Bedroom 2
12'1 x 11'3

Bedroom 3
9'0 x 12'4

Ground Floor Shower Room
8'9 x 5'11

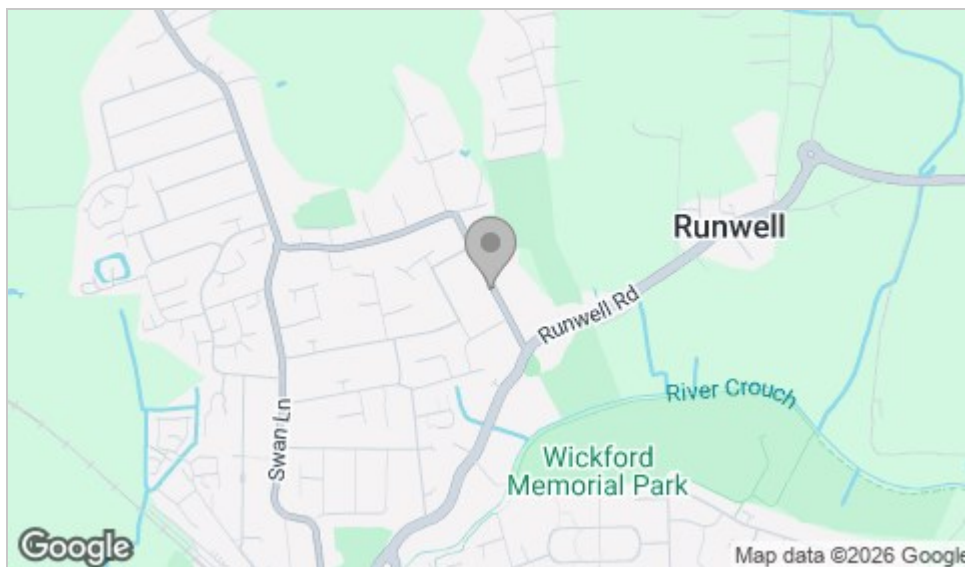
Bedroom 4
10'7 x 11'0



Floor Plan



Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

