



Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items mentioned are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## Longmead Woodham Road, Battlesbridge, SS11 7QW

TO BE SOLD BY INFORMAL TENDER. VIEWING SATURDAY 28/02/2026 BETWEEN 10am-11.00am  
CALL TO BOOK A SLOT. 2 Bedroom detached bungalow on a plot of approximately 1000' in the depth. The property requires complete modernisation and renovation or potentially demolished/extended and new dwelling built in its place all subject to planning permission being granted for either option. NO PLANNING HAS BEEN APPLIED FOR. The existing property has 2 bedrooms, shower room, kitchen, dining area and lounge. The plot is a dog leg shape with the bungalow sitting approx 400' from the main road. Tenure: Freehold. Council Tax Band: B. EPC: G  
ALL OFFERS TO BE SUBMITTED IN WRITING ON THE FORM PROVIDED WHICH WILL BE OPENED ON THE 28th March 2026.  
DUE TO HEALTH & SAFETY NO CHILDREN PERMITTED WHEN VIEWING. ALL APPLICANTS ATTEND AT THEIR OWN RISK.

Price guide £250,000

## BUNGALOW ACCOMMODATION

Half obscure glazed door to:

### PORCH

Sealed unit double glazed lead lite window to side, obscure glazed window to front, door to:

### DINING AREA 10'3 x 8 (3.12m x 2.44m)

Georgian style bay window to front, walk in larder cupboard, open to kitchen and door to lounge.

### KITCHEN 10'3 x 8 (3.12m x 2.44m)

Georgian style bay window to front, loft hatch, tiled to visible floor, range of White high gloss base and eye level cupboards, stainless steel sink bowl and mixer taps inset to work surface, double oven, range cooker and extractor fan (untested as power off)

### LOUNGE 22'3 11'2 (6.78m 3.40m)

Sealed unit double glazed floor to ceiling window to side, sealed unit double glazed french doors to side, feature fire place, door to inner hall and bedroom 2/study

### BEDROOM/STUDY 10'10 x 6 (3.30m x 1.83m)

Window to side.

### INNER HALL

Sealed unit double glazed window to side, doors to:

### SHOWER ROOM

Obscure Sealed unit double glazed window to side, refitted white suite comprising Low level WC, vanity wash hand basin, walk in shower with glazed screens and door, tiled to visible walls and floor

### BEDROOM 1 16'6 < 10 x 9'3 (5.03m < 3.05m x 2.82m)

Two Sealed unit double glazed window to side.

### OUTSIDE

#### FRONT 400 apx (121.92m apx)

Driveway and parking for multiple vehicles, walled with gates to formal front garden and dual side access to rear garden/grounds.

#### REAR GARDEN/GROUNDS 600 aprox (182.88m aprox)

Paving to the side and directly to the rear of the bungalow, dog leg plot which extends to the West. uncultivated.

### OUTBUILDINGS

Precast sectional construction garage ( in need of attention).

Static caravan storage.

Garden room/storage to the front.

Summer house.

Poly tunnel.

Corrugated storage unit/Nissen hut.

### Agents Note

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### INFORMAL TENDER FORM

SEND TO: CHURCH & HAWES ESTATE AGENTS, 19 REEVES WAY, SOUTH WOODHAM FERRERS, ESSEX CM3 5XF

ALL OFFERS MUST BE SUBMITTED IN WRITING ON THIS FORM IN A SEALED ENVELOPE MARKED INFORMAL TENDER FOR "LONGMEAD", CHURCH & HAWES ESTATE AGENTS, 19 REEVES WAY, SOUTH WOODHAM FERRERS, ESSEX CM3 5XF. TO BE RECEIVED NO LATER THAN: 28/03/2026

### FULL

NAME.....

### FULL

ADDRESS.....

### TELEPHONE NUMBER (HOME)

### TELEPHONE NUMBER (BUSINESS)

### TELEPHONE NUMBER (MOBILE)

SOLICITORS.....

OFFER.....

### FINANCIAL STATUS

Mortgage: Yes/No Amount Required: £..... Deposit: £

Cash Purchase: Yes/No Availability of Funds:

Cash from proceeds of sale: Yes/No

Subject to Planning: Yes/No

### YOUR POSITION

House to sell: Yes/No Sold subject to contract: Yes/No

E s t a t e A g e n t  
Dealing..... Telephone  
No.....

Nothing to sell: Yes/No

Investment purchase: Yes/No

Acting as the vendor's agent, Church & Hawes Estate Agents will notify all parties of the outcome at the earliest opportunity.

Mark envelope: Longmead, Church & Hawes, 19 Reeves Way, South Woodham Ferrers, Essex CM3 5XF

- 1000' PLOT APX

- NEEDS CONSIDERABLE WORK

- POSSIBLE BUILDING PLOT STPP

- 2 BEDROOMS

- LOUNGE

- KITCHEN

- DINING AREA

- OUTBUILDINGS

- FREEHOLD

- C/TAX: B. EPC: G

