



## Writtle Road, Margaretting, Ingatestone

£295,000



- Approx. 7.8 acres of prime Essex countryside
- Rare large landholding in a sought-after semi-rural location
- Direct gated access from Writtle Road
- Excellent connectivity to Chelmsford, Ingatestone & A12
- Surrounded by attractive open countryside views
- Suitable for a variety of potential uses (STPP)
- Ideal for investors, lifestyle and recreational purchasers
- Peaceful setting with strong long-term appeal
- Pre-auction offers invited — early interest recommended
- “They stopped making land a long time ago... especially in locations like this.”



## Looking for space, potential and a countryside setting with serious future appeal? This impressive 7.8-acre parcel in the heart of Margaretting could be exactly what you've been waiting for.

Positioned within one of Essex's most desirable semi-rural locations, the land benefits from gated access directly from Writtle Road and offers an exceptional opportunity for purchasers seeking versatility, privacy and long-term potential. Whether you're thinking investment, lifestyle, recreation or simply securing a rare piece of Essex countryside, opportunities of this scale are becoming increasingly hard to find.

Surrounded by open landscapes and rolling rural scenery, the setting delivers the kind of peace and breathing space buyers are constantly searching for — while still remaining within easy reach of Chelmsford, Ingatestone and the A12. It's countryside living without feeling cut off.

The generous size of the land opens the door to a wide range of possibilities, subject to the necessary planning permissions and consents. For those with vision, this is the sort of opportunity that sparks ideas the moment you step onto the site.

Margaretting itself remains one of Essex's hidden gems — loved for its village charm, countryside atmosphere and excellent connectivity. From weekend escapes to long-term ambitions, this is land that offers both immediate enjoyment and exciting future potential.

Pre-auction offers are invited, meaning buyers have the opportunity to secure the land ahead of auction day.

Contact the agent for the full availability plan and further information.

Margaretting is a charming and highly regarded Essex village offering an appealing blend of countryside living and everyday convenience. Surrounded by open farmland and scenic rural landscapes, the area is well known for its peaceful atmosphere, attractive character properties and strong sense of community. Despite its semi-rural setting, Margaretting enjoys excellent connectivity, with easy access to Chelmsford, Ingatestone and the A12, making it popular with commuters and lifestyle buyers alike. Nearby amenities include local pubs, village facilities, country walks and reputable schools, while Chelmsford city centre provides an extensive selection of shopping, dining and leisure options. The area continues to attract buyers seeking space, privacy and long-term appeal within a well-connected Essex location.





