

Canewdon Road | | Rochford | SS4 3JJ

Offers Over £525,000

**bear**  
*Estate Agents*

Bear Estate Agents are proud to present a rare and exciting development and redevelopment opportunity occupying a substantial plot of approximately 0.88 of an acre, prominently positioned on Canewdon Road in the desirable village of Ashingdon. The site currently comprises a three bedroom detached dwelling together with stables and additional outbuildings. The main dwelling has suffered some movement over the years therefor we advise, this would need to be a cash purchase.

The location is a particular highlight, benefiting from a semi-rural yet well-connected setting that is consistently sought after by both end users and developers alike. Ashingdon is renowned for its open countryside, attractive surroundings and strong demand for high-quality homes, while remaining conveniently located for nearby villages, transport links and local amenities.

For owner-occupiers, this represents a unique opportunity to create a truly bespoke dream home, with the generous plot size allowing for a substantial executive residence, extensive landscaped gardens and ancillary facilities, tailored entirely to individual lifestyle requirements (subject to planning).

From a developer or investor perspective, the size, location and existing footprint of the plot present compelling potential, whether for a comprehensive redevelopment project, replacement dwelling or alternative residential schemes, all subject to the relevant planning permissions. Opportunities of this scale and flexibility within Ashingdon are increasingly rare, making this an attractive proposition in a market with continued demand for premium housing. The vendors will consider conditional offers.

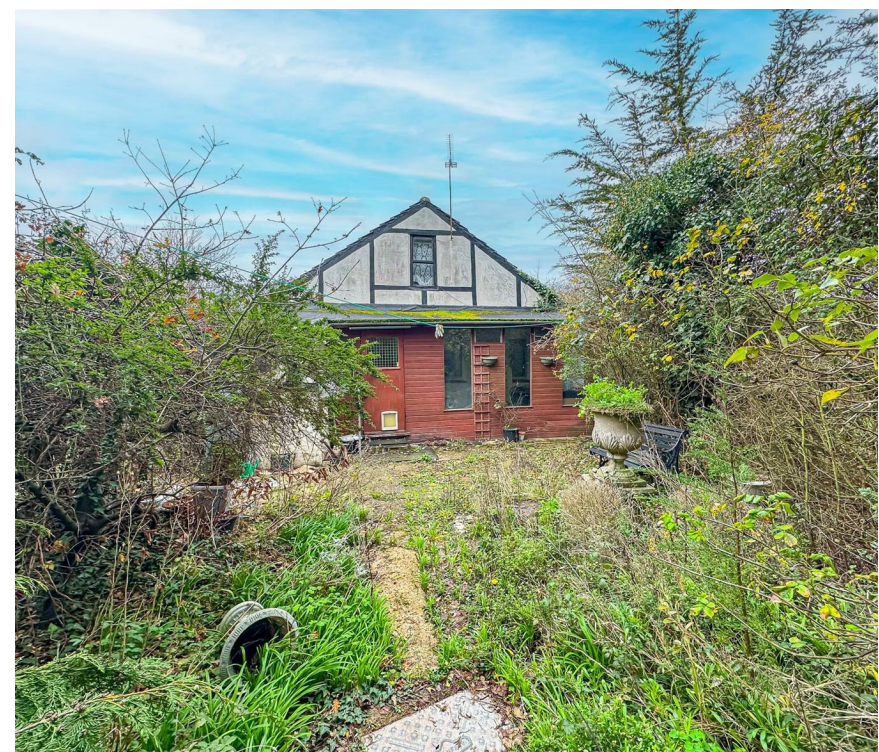
This is a genuinely unique offering that combines location, scale and potential, appealing equally to those looking to build their forever home and to developers seeking a prime site with strong future prospects.

Agent Note: Currently being sold in Partnership with Dedman Gray & Acre Plot

- Excellent Location Within Canewdon Road (Private Setting)
- Further Scope For A Small Housing Development (STP)
- Side Access Both Sides
- Scope For A Single Dream Home Development (STP)
- Private Driveway With Parking For 5
- Cash Buyers Only / Conditional Offers Considered









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		
England & Wales		
EU Directive 2002/91/EC		

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