



Blind Lane, Sandon, Essex CM2 7FA
£600,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A rare and exciting opportunity to acquire an approximate one-acre site (more land by option) occupying a secluded position set back from Mayes Lane, offering the chance to create a countryside residence in a highly accessible yet rural setting.

There is the option of buying further land (up to about 5 acres) from a neighbouring land owner.

The site is currently occupied by a variety of barns and outbuildings and previously benefitted from full planning permission, granted by Chelmsford City Council in July 2022 (Planning Reference: 21/00537/FUL), for the construction of a four bedroom detached dwelling with a double garage, substantial stable block & ancillary outbuildings. Whilst the planning permission has recently expired, it demonstrates the site's potential for redevelopment, subject to the necessary consents.



Situated in a peaceful rural location, the property enjoys the best of both worlds, offering privacy and a wonderful countryside setting whilst remaining conveniently located approximately two miles from the A12 and A130, providing excellent transport links to Chelmsford, London and the surrounding areas.

This is a fantastic opportunity for those looking to design build their own home, whether for equestrian use, family living or simply to enjoy the tranquility of the surrounding countryside.

For purchasers seeking additional land, up to approximately five acres of adjoining land together with a small lake are available by separate negotiation, offering further potential for equestrian, leisure or lifestyle use.

An exceptional opportunity in a sought-after rural location with outstanding potential to create a truly individual home.

Agents Notes, 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.



