



Bassetts Lane, Woodham Walter, CM3 4DA
O.I.E.O £900,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A particularly rare opportunity to acquire a generous BUILDING PLOT extending to approximately 0.41 acres (subject to land survey), situated within a highly desirable location where opportunities of this nature are incredibly rare to come to the market.

Full planning permission has been granted under application 26/00238/FUL for the construction of an impressive, highly energy efficient detached bungalow, offering purchasers the opportunity to create an individual new home within substantial grounds.

The proposed bungalow has been designed with modern living, comfort and sustainability firmly in mind, incorporating a high level of insulation together with underfloor heating, air conditioning, solar power and battery storage. Further environmentally conscious features include a rainwater harvesting system and private septic tank.

A particular highlight is the generous plot itself, extending to approximately 0.41 acres and providing excellent outside space together with a desirable west facing rear garden, ideal for enjoying the afternoon and evening sun.

The location combines an attractive setting with convenient access to local amenities, including a nearby bus stop, village pub and golf course.

With building plots of this size and nature seldom becoming available in the area, this represents an exciting opportunity to create a substantial, energy efficient detached bungalow in a highly sought after location.



Agents Notes, Money Laundering & Referrals

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



EAST (FRONT) ELEVATION



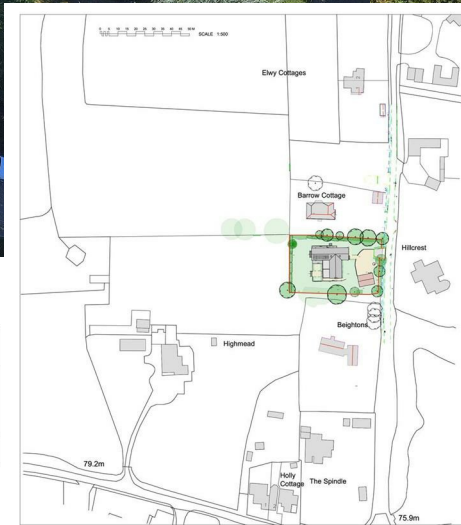
WEST COURTYARD ELEVATION



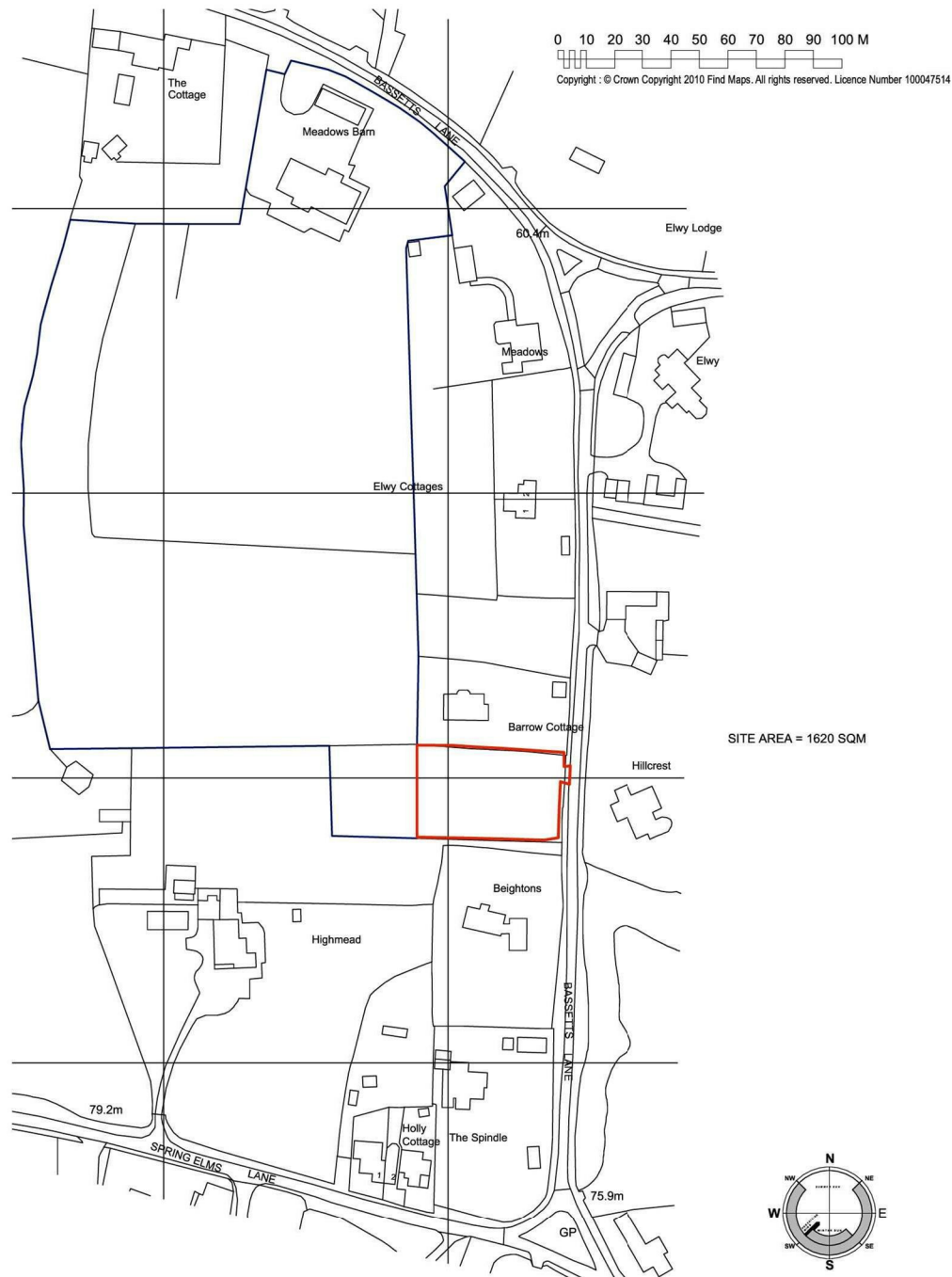
SOUTH ELEVATION



NORTH ELEVATION

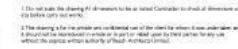


Beech ARCHITECTS			
CLIENT: M. PROCTOR			
PROJECT: LAND AT BARROW LANE			
DRAWING NUMBER: 790			
DATE: JUN 2014			
STATUS: Not For Construction			
DRAWN BY: [Name]			
CHECKED BY: [Name]			
SCALE: 1:100 @ A1			
DRAWING NUMBER: 790			
JOB NUMBER: Not For Construction			
REV: B			



Rev

Beech ARCHITECTS www.beecharchitects.com	Church Farm Barn The Street Thornodon Suffolk IP23 7JR e enquiries@beecharchitects.com t 01379 678442	PROJECT Land At Bassetts Lane Woodham Walter Little Baddow Chelmsford CM3 4DA		DRAWING LOCATION PLAN			
				SCALE 1:1250 @ A3		DATE JUN 2024	
CLIENT M. Nicholson		DRAWN BY RFP	CHECKED	DRAWING NUMBER 01	JOB NUMBER 790	STATUS Preliminary	REV B



CLIENT M. Nohrman			
PROJECT Larsel At Bonaville Lane Weatherford Weather Linda Weatherford Weatherford GMS KDA			
DRAWING PROPOSED GA PLAN DETAIL			
SCALE 1:50 @ A1	DATE JUN 2024	DRAWN BY	CHECK
DRAWING NUMBER 13	JOB NUMBER 790	STATUS Not For Construction	REVISION

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