



Land Adjacent Oakview The Ridge, Little Baddow , CM3 4RT  
 For sale by informal tender £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An excellent opportunity to acquire a building plot (westerly aspect) in excess of half an acre, situated along the highly regarded The Ridge in Little Baddow. The plot benefits from planning permission, for the erection of a new detached dwelling together with associated access arrangements (Planning Reference: 24/01702/FUL). The site occupies a semi-rural position between established detached properties, offering a private and well-screened setting whilst remaining conveniently placed for Chelmsford and surrounding villages. The planning permission is subject to conditions, details of which are available within the decision notice. Further information, including plans, decision notice and supporting documents, are available upon request.

**Location**

The Ridge is one of the area's most desirable roads, known for its individual homes, generous plots and semi rural feel.

**Planning Details**

Full planning details can be found on Chelmsford City Council planning portal using reference 24/01702/FUL.

**Driveway**

We understand the owner will construct a new driveway entrance, with works to be carried out in conjunction with the proposed purchaser, subject to agreement.

**Biodiversity Net Gain (BNG)**

Biodiversity Net Gain (BNG) is a standard planning requirement for new developments, requiring at least a 10% improvement in biodiversity. For this plot, this is estimated at approximately 1.2 units, which can typically be achieved through a combination of on-site landscaping and/or the purchase of off-site biodiversity credits. This is dealt with via a Biodiversity Gain Plan approved prior to commencement of development, and buyers should allow for an additional cost as part of the build process.

**Informal Tender**

Please contact Church & Hawes (Danbury) danbury@churchandhawes.com or 01245 225853 for a tender form and we will send this to any interested parties. The seller reserves the right not to accept the highest or any offer.

**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.

