



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 occupying a secluded position set back from Mayes Lane, offering the chance to create a countryside residence in a highly accessible yet rural setting.

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.

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

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.



