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Keelings Road,  
Dengie, CM0 7US



# Summary

A truly rare and exceptional development opportunity in the heart of the Dengie Peninsula, where opportunities to create a brand-new dwelling are almost unheard of. New build consent in this location is exceptionally scarce, making this a once-in-a-generation chance to design and construct a bespoke home in one of the area's most desirable and tightly protected settings.

The plot occupies a prime, elevated position on the edge of open countryside, offering space, privacy and a sense of permanence that cannot be replicated by modern estates or infill schemes. Planning permission has been granted on appeal for the demolition of the existing barn and the construction of a new dwelling, allowing the purchaser to create a contemporary, energy-efficient home tailored precisely to their own requirements.

The setting combines the tranquillity of rural life with the unique character of the Dengie Peninsula, renowned for its open skies, big landscapes and unspoilt environment. The location provides commanding coastal and estuarine views extending as far as Kent, while also enjoying beautiful outlooks over surrounding farmland and the nearby lake.

In a planning environment where replacement dwellings and new homes in the open countryside are increasingly difficult to secure, this consent represents a genuinely exceptional asset. Sites of this quality, with permission in place and such a compelling setting, rarely come to the market and are unlikely to be repeated for many years to come.

## GUIDE PRICE

£799,995

### PROPERTY TYPE



House - Detached

### BEDROOMS



4 - Four

### BATHROOMS



4 - Four

### SIZE



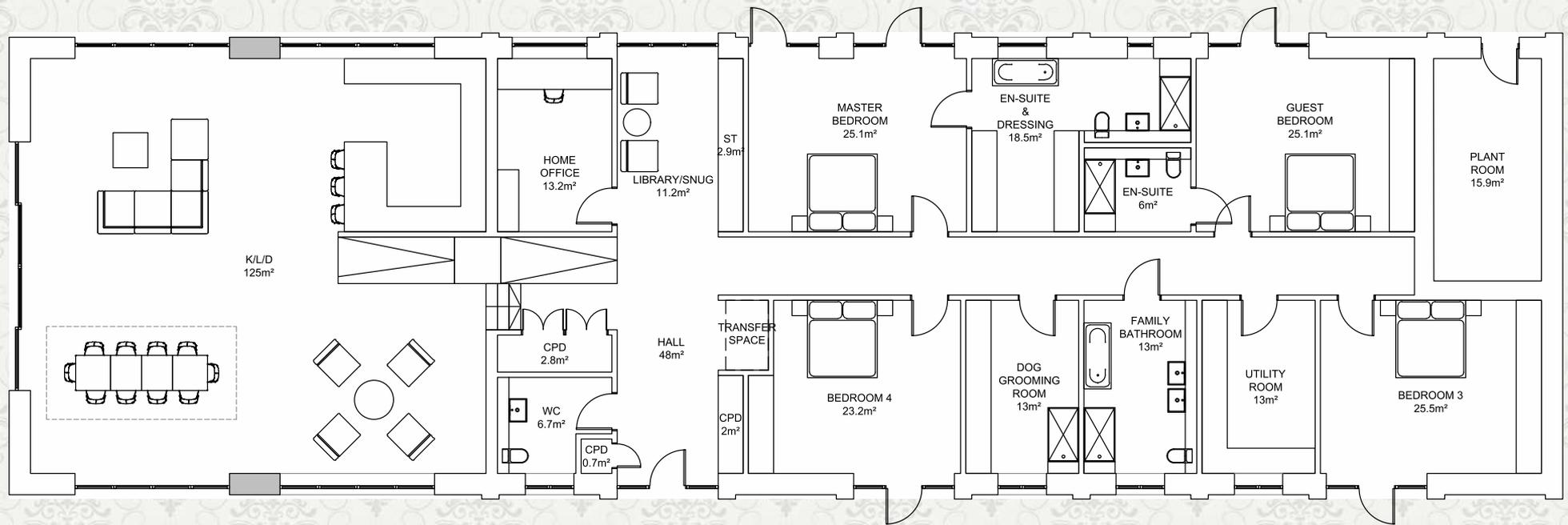
4206.5 ft<sup>2</sup>

### TENURE



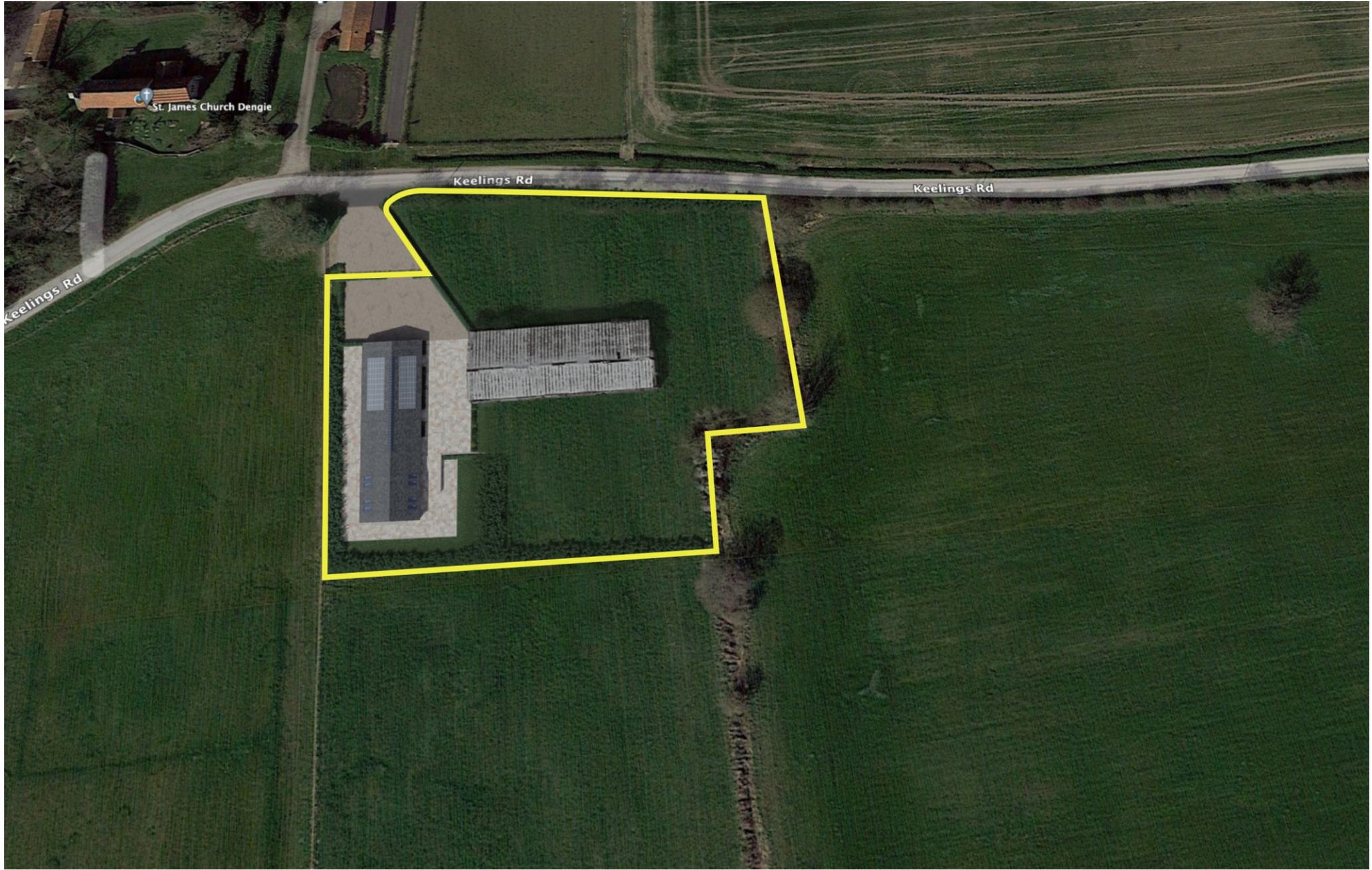
Freehold

# Floor Plan



**GROSS INTERNAL AREA**  
4206.5 ft<sup>2</sup> (390.8 m<sup>2</sup>) approx.





St. James Church Dengie

Keelings Rd

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Keelings Rd











