

## Fairview Chase, Stanford-le-Hope

Guide Price £300,000



- A fantastic opportunity to acquire this plot of land with two separate planning applications granted
- Planning permission granted for block of three one-bedroom apartments and block of two one-bedroom apartments
- Total of five one-bedroom apartments
- Close proximity to Stanford-le-Hope train station and town centre
- Allocated parking facilities
- Includes a potential ransom strip for future developments
- The design of two individual blocks allows work to be completed on one block to raise and free up capital for the development of the other



**Investor alert! Fairview Chase plot with planning for five one-bed apartments, parking, and potential ransom strip. Prime location near Stanford-le-Hope station—build, profit, repeat. Your development canvas awaits!**

**GUIDE £300,000-£350,000**

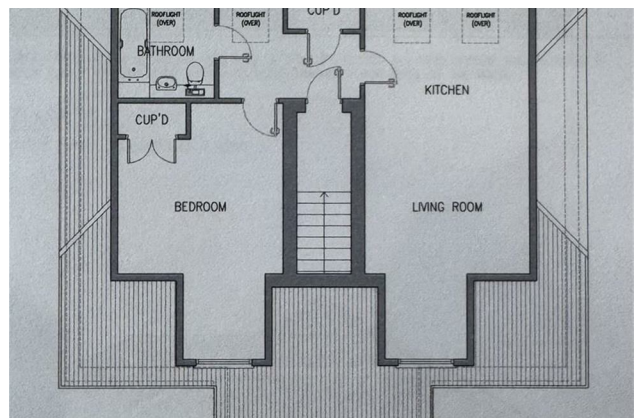
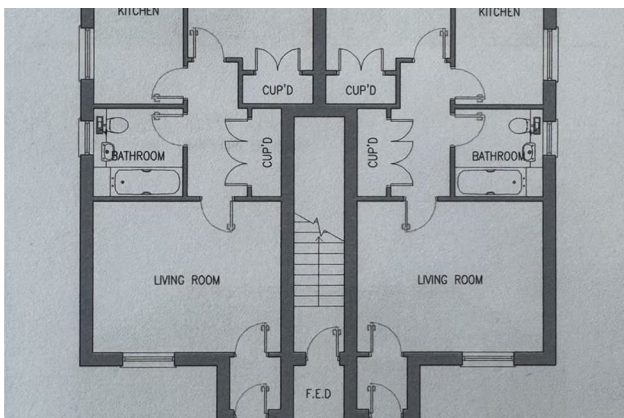
Nestled in the desirable area of Fairview Chase, Stanford-le-Hope, this exceptional plot of land presents a remarkable opportunity for both investors and developers. With planning permission already granted for two sets of apartments, this site is primed for development, allowing you to bring your vision to life.

The approved plans include a block of three one-bedroom apartments and a separate block of two one-bedroom apartments, culminating in a total of five one-bedroom apartments. This thoughtful design caters to the growing demand for quality housing in the area, making it an attractive prospect for potential tenants or buyers and is also located within close proximity of Stanford-le-Hope train station.

In addition to the residential potential, the plot benefits from allocated parking facilities, ensuring convenience for future residents. Furthermore, the inclusion of a potential ransom strip for future development enhances the value of this investment.

The design of two individual blocks allows work to be completed on one block to raise and free up capital for the development of the other.

This land is not just a plot; it is a canvas for your aspirations in a thriving community. With its strategic location and planning permission already granted for development, this opportunity is not to be missed. Whether you are looking to expand your property portfolio or embark on a new project, this land in Fairview Chase is a promising choice.



#### THE SMALL PRINT:

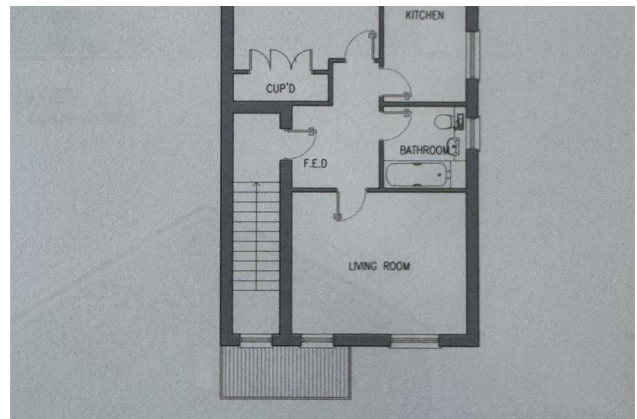
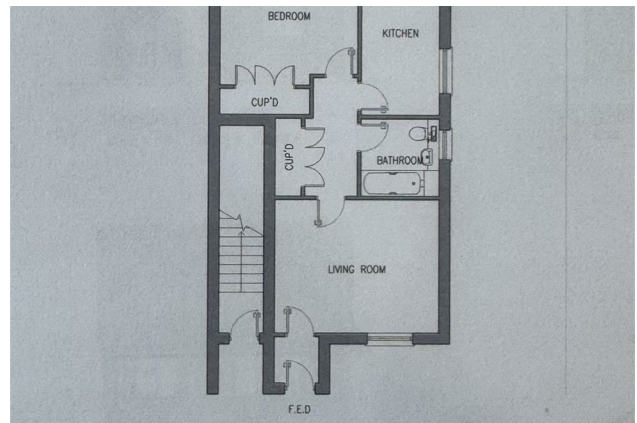
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

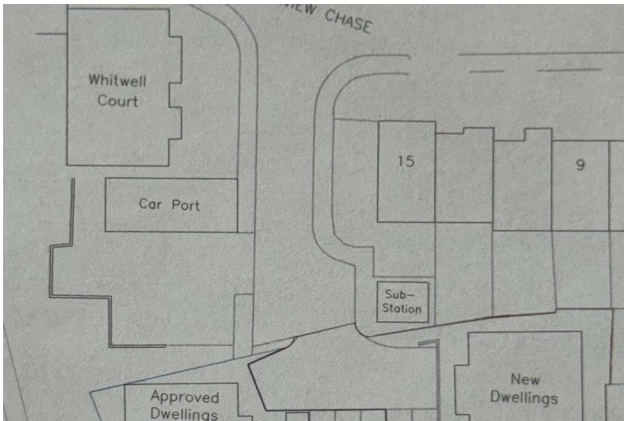
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





Date of Decision: 18th October 2023

**Grant of Full Planning Permission**

**Development at:** Land Rear Of 42-44 Fairview Avenue Stanford Le Hope Essex

**Proposal:** Demolition of the existing single storey garages and concrete plinth; raise land level; erection of detached two-storey building containing 2no. one bedroom flats.

**Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:**

- The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.  
Reason: In order to comply with Section 51 of the Planning and Compulsory Act 2004.
- The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received
001 A	Location plan	21 <sup>st</sup> August 2023
002 A	Existing block plan	21 <sup>st</sup> August 2023
003 A	Proposed site plan	21 <sup>st</sup> August 2023

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by [redacted] against the decision of Thurrock Borough Council.
- The application Ref. 21/00260/FUL dated 14 February 2021, was refused by notice dated 13 April 2021.
- The development proposed is demolition of the existing single storey garages and concrete plinth to be replaced with 3 No. one-bedroom flats over 2 floors, including communal grounds, bin stores and resident and visitor parking.

**Decision**

- The appeal is allowed and planning permission is granted for demolition of the existing single storey garages and concrete plinth to be replaced with 3 No. one-bedroom flats over 2 floors including communal grounds, bin stores and resident and visitor parking at rear of 42-44 Fairview Avenue, Stanford Le Hope, SS17 0DT in accordance with the terms of the application, Ref 21/00260/FUL, dated 14 February 2021, subject to the conditions set out in the schedule at the end of this decision.

**Preliminary matters**

- The application and the council's decision notice describe the development in the following terms: "demolition of the existing single storey garages and concrete plinth to be replaced with 3No. one bedroom flats over 2 floors. The new two storey building has been designed to match the aesthetic and layout of the immediately adjacent residential block known as Whitwell Court. The development will provide communal grounds, bin stores and resident and visitor parking". This description includes matters that do not describe the