

Land North Of, Beckney Avenue, Hockley, Essex, SS5 5NR
Offers Over £40,000

bear
Estate Agents



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Bear are please to offer a rare opportunity to purchase a beautiful parcel of ancient woodland in one of Hockley's most desirable residential areas. Tucked away along Beckney Avenue, this 0.22-acre plot offers peace, privacy, and a deep connection with nature — yet sits just moments from Hockley Station, with direct rail links to London Liverpool Street.

The woodland is surrounded by established, affluent properties and provides a wonderful chance to own a piece of historic English countryside. With its own private access, the land combines seclusion with convenience, making it ideal for nature enthusiasts, families, or those seeking an attractive long-term investment in green space.

As designated ancient woodland, the land is protected under UK planning and environmental law. Owners can enjoy the plot for recreational or conservation purposes, such as family picnics, wildlife watching, forest bathing, or light woodland management. You may also undertake small-scale maintenance, such as coppicing or replanting native species, in line with ecological best practices.

However, permanent development is not permitted without full planning permission, which is highly unlikely to be granted due to the woodland's protected status. The land cannot be used for residential living, commercial operations, or the construction of permanent buildings. Any tree works or felling may require approval from the local authority or the Forestry Commission.

Beckney Avenue is a peaceful and prestigious location, just a short walk from Hockley Station and the local high street. The area is well connected to Rayleigh, Rochford, and the wider Essex coastline, offering a perfect blend of rural tranquility and accessibility.

This enchanting woodland represents a unique lifestyle opportunity — a private retreat surrounded by nature, right in the heart of an affluent residential area. Whether for personal enjoyment, conservation, or investment, this is a truly special piece of land.

Freehold







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		