



GUIDE PRICE OF £625,000 - £675,000.

Situated at the end of a peaceful, accessed via a private lane, this exclusive gated estate offers an exceptional opportunity to create a truly individual countryside home in one of the area's most discreet and desirable settings.

Set within approximately 3.45 acres of beautifully varied land, the property combines landscaped gardens, open paddocks, and mature woodland, creating a haven for those seeking both space and serenity. The grounds offer endless potential for equestrian pursuits, leisure use, or simply a relaxed rural lifestyle surrounded by nature.

The site benefits from full planning permission (Ref: 24/00465/FUL) for a bespoke three-bedroom detached bungalow, thoughtfully designed to capture natural light and make the most of its stunning surroundings. The approved plans allow immediate development, providing an exciting opportunity for self-builders, developers, or anyone wishing to create a one-of-a-kind residence. A collection of substantial outbuildings—including a large barn and stable block already occupy the site, offering flexible accommodation, storage, or workshop options for a variety of uses.

- Approx 3.45 Acres
- Privacy To All Aspects
- Space For An Open Barn Area
- Woodlands Area
- Gated Entrance
- Plans Passed For A Detached Bungalow Ref 24/00465/FUL.
- Stables & Barn
- Excellent Self Build Project
- No Through Road
- Parking For 20 Vehicles

## Off Cavendish Road

Hockley

**£625,000**

Guide Price



# Off Cavendish Road



## Land Area

Approached via a secluded road leading from Cavendish Road. 1.6 Acres. Fields to both left and right opening onto the central field. Barn/Stables and Storage. Base built for an open stables.

## Woodland Area

Wrap around woodlands to top and side aspect with fence surround. 1.8 Acres, no active TPO's.

## Stables/Barn

34'4 x 16'3

The barn is approached by a double width gated entrance. This space is perfect for storage or parking if needed. The barn has potential to be used as a stable. Two stables to the side.

## Wood Shed/Stable/Storage

15'3 x 10'10

## Proposal

Planning permission is granted for removal of existing units and erection of a single storey dwelling and associated parking and amenity space at Riverview, land end of Oakfield Road, Hockley SS5 5JY in accordance with the terms of the application, Ref 24/00465/FUL.

## Due Diligence

Whilst every care is taken to ensure that these particulars are up to date including GDV's and figures calculated, buyers are advised to make their own enquires and research.

A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.

## Living / Dining Area

24'7 x 16'5

## Kitchen

13'1 x 11'6

## Utility Room

7'3 x 5'11

## Bedroom One

13'1 x 11'6

## Ensuite

6'7 x 5'11

## Bedroom Two

11'10 x 10'6

## Bedroom Three

12'5 x 9'10

## Main Bathroom

8'2 x 6'7

## Barn / Stables

24'4 x 16'3

## Shed/Stable/Storage

34'4 x 16'3

**ANNING DRAWING**



PROPOSED FRONT ELEVATION 1:100

Allow to provide 11 x 100mm x 100mm galvanneal panels with integrated battery storage.  
 To be finished with grey composite cladding like as shown.  
 To be finished with treated timber vertical interior cladding to allow building to breathe while the weather setting.



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

To be finished with grey composite cladding like as shown.  
 To be finished with treated timber vertical interior cladding to allow building to breathe while the weather setting.



PROPOSED SIDE ELEVATION 1:100

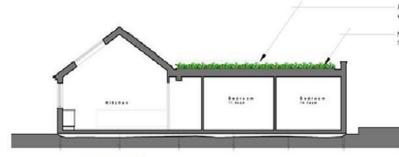


PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

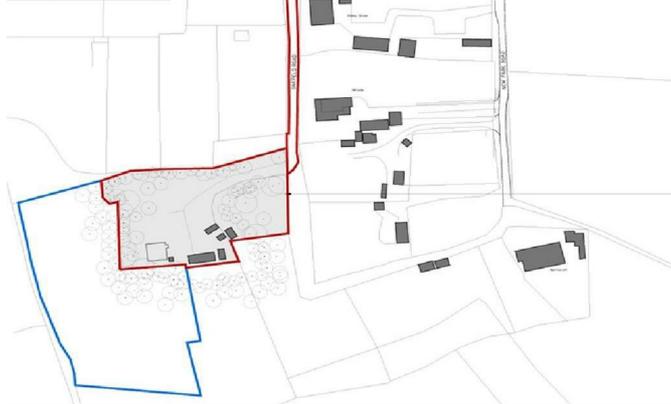
Further extend to provide third bedroom (dashed green)  
 Allow to re-build existing path to provide 3 bedroom building as shown.



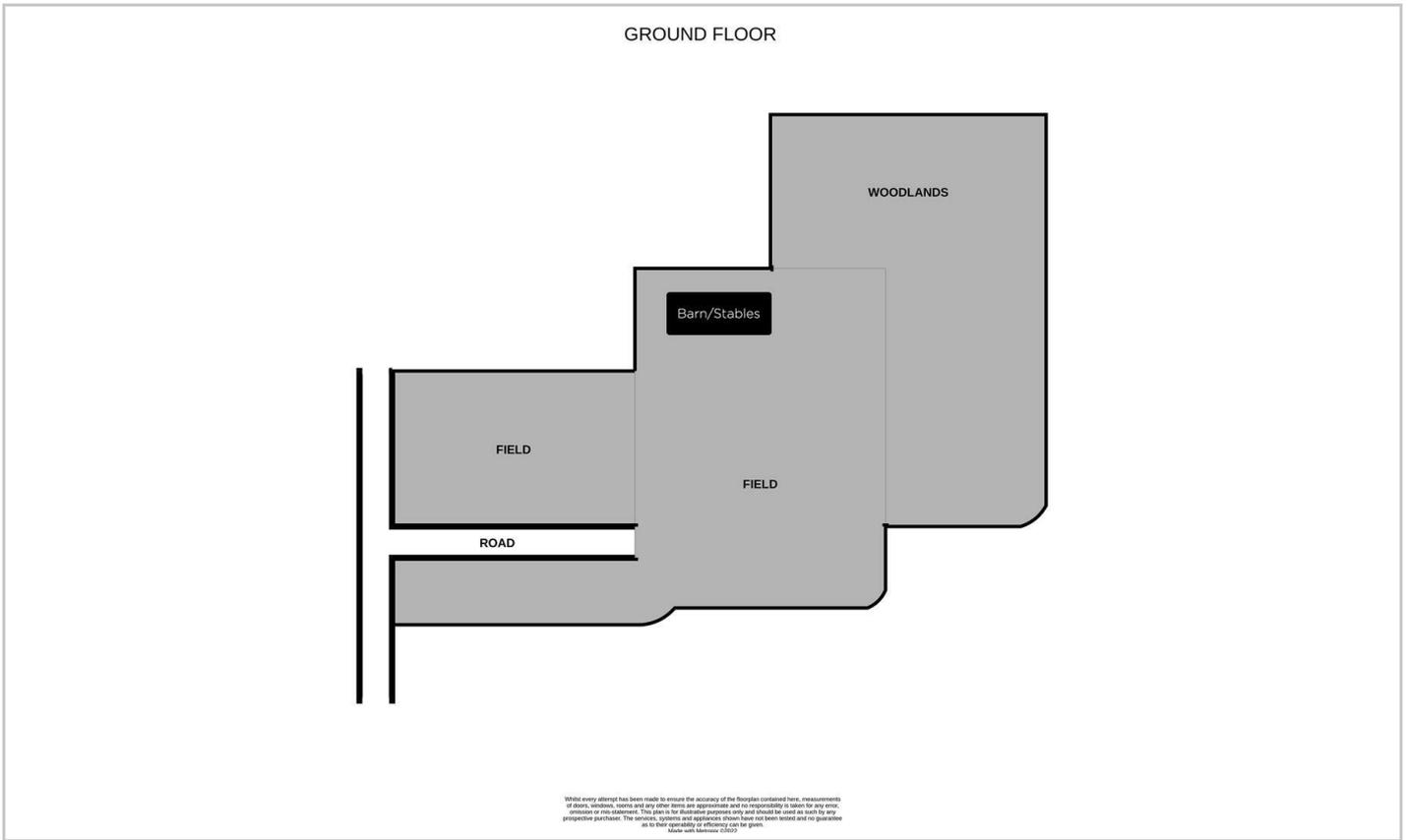
PROPOSED SECTION THROUGH 1:100

Allow to provide 11 x 100mm x 100mm galvanneal panels with integrated battery storage.  
 Modular solar roof top system to be installed over proposed flat roof as shown.

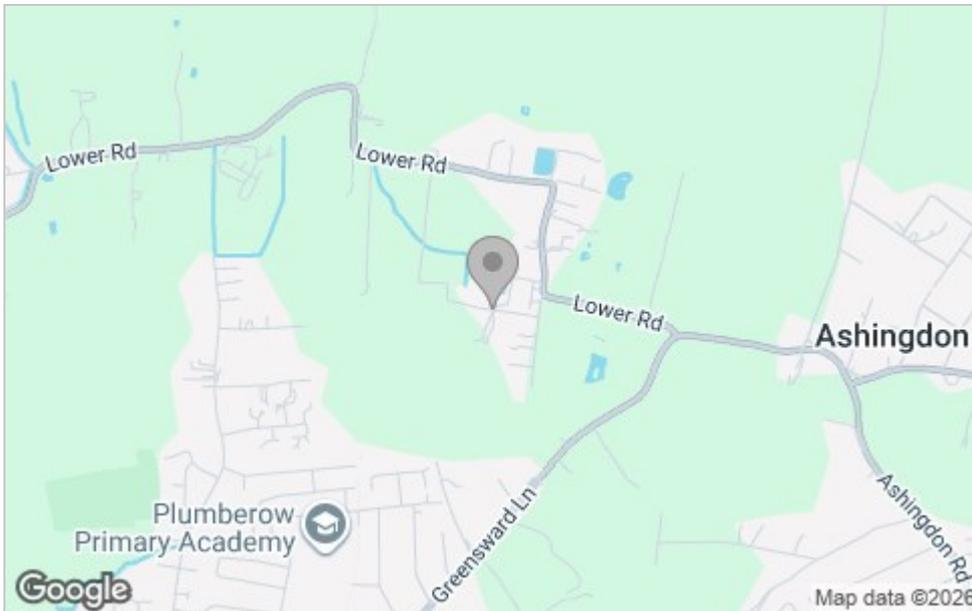
**PLANNING DRAWING**



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	