



**Plot: Chelmsford**

**Guide Price  
£385,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A delightful individual building plot, of approximately 1/4 acre, with detailed planning consent granted for a substantial 4 bedroom detached dwelling.

## DETAILS

### DESCRIPTION

This is a spacious plot with farmland views to the rear fronting Main Road, Ford End.

The village of Ford End is centrally located offering convenient access to a number of town centres; Braintree 6km, Chelmsford 10km, Great Dunmow 6km and Stansted Airport 15km (approximate distances as the crow flies).

The property enjoys frontage to Main Road with a the benefit of a wide verge and footway.

The property has a frontage of approximately 14m, it is about 47m deep and

widens out to about 31m at the rear. The total plot, measured from Promap, is approximately 0.1 ha (0.26 acres).

### **TOWN PLANNING**

Full Detailed Planning Consent was granted, in early 2017, Reference 16/02106/REM for a detached 4 bedroom property.

Within the application the proposed property is described as follows... *The two storey detached property would have a pitched roof and gabled end. The roof would comprise three pitched roof dormers to the front and two to the rear. It would have a chimney breast on the west side and a modest single storey side addition on the east side. The two storey rear projection would be five metres deep and set in from the flank walls of the main house. It would have a pitched roof and the ridge height would match that of the main house.*

## **LEGAL**

### **OVERAGE**

The land is to be sold freehold with vacant possession on the understanding that a single residential dwelling is proposed, in accordance with the planning consent granted (or similar).

The vendor will impose a condition on the sale that the property is only to be used as a single residential dwelling, requiring a further payment of £50,000 per plot if planning consent is achieved enabling the plot to be further subdivided, at any time within the next 10 years.

### **SERVICES**

Purchasers must make their own inquiries to ensure that the necessary services are available to meet their requirements.

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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