

Artists impression

0 10m	
Scale: 1:100	
Client	Mr. & Mrs. R. Norman
Project	Proposed new dwelling to land of: Summerseat, Church Road, West Hanningfield
Drawing title	Proposed floor plans & elevations
e + m design partnership Architects and Planning Consultants South The Square, West Essex Bridford Essex S4 1W	
Scale	1:100 @ A1
Date	Dec 2019
Orig No	2897 / 05
Rev	-

Building plot for a detached house of about 2,600 sq ft

Land adjacent to Summerseat, Church Road, West Hanningfield, Chelmsford, CM2 8UQ

Offers over £450,000 Freehold



When constructed the property will offer:

• Kitchen/dining/family room • Living room • Study • Utility room
• Cloakroom • Attached garage • 4 bedrooms (2 en suite) • En suite dressing room • Family bathroom • Views over neighbouring countryside • Good access to road and rail networks • No demolition required

Local Information

A12 (junction 16): 2.3 miles;
Stock village: 2.7 miles; Billericay: 5.7 miles (rail service to London); Chelmsford City: 7 miles (rail service to London). All distances approximate.

The plot, which is elevated allowing for views over the neighbouring countryside, extends to about 0.23 of an acre. The plot is situated within a lovely stretch of countryside to the south of Chelmsford City and an area popular with walkers, cyclists and horse riders, taking advantage of the many bridleways and footpaths within the surrounding countryside. Close by are the villages of Stock, Great Baddow and Ingatestone, all providing local facilities, shops, eateries and traditional pubs.

Within the village itself lies the Three Compasses pub - a traditional public house and eatery together with Hanningfield Reservoir Nature Reserve and waterside park. The commuter has a choice of rail services close by at Billericay, Ingatestone, Chelmsford and Wickford. The A12/A130 junction lies four miles to the north providing access to the M25 and south on to the A127.

About this building plot

Planning permission was granted in January 2020 under planning reference 19/02062/FUL for the

construction of a detached four bedroom house extending to about 2,600 sq ft. Building plots in this location are very rare indeed and this opportunity will also appeal to those seeking to build for their own occupation. The development may be liable for a charge under the Community Infrastructure Levy (CIL).

Agent's Note

The site plan varies slightly from the plan shown on Chelmsford City Council's website. This is due to adjustments to the boundaries following consultations with neighbours. These adjustments do not impact on the planning permission. The boundary to the north may be subject to slight change as this has yet to be registered.

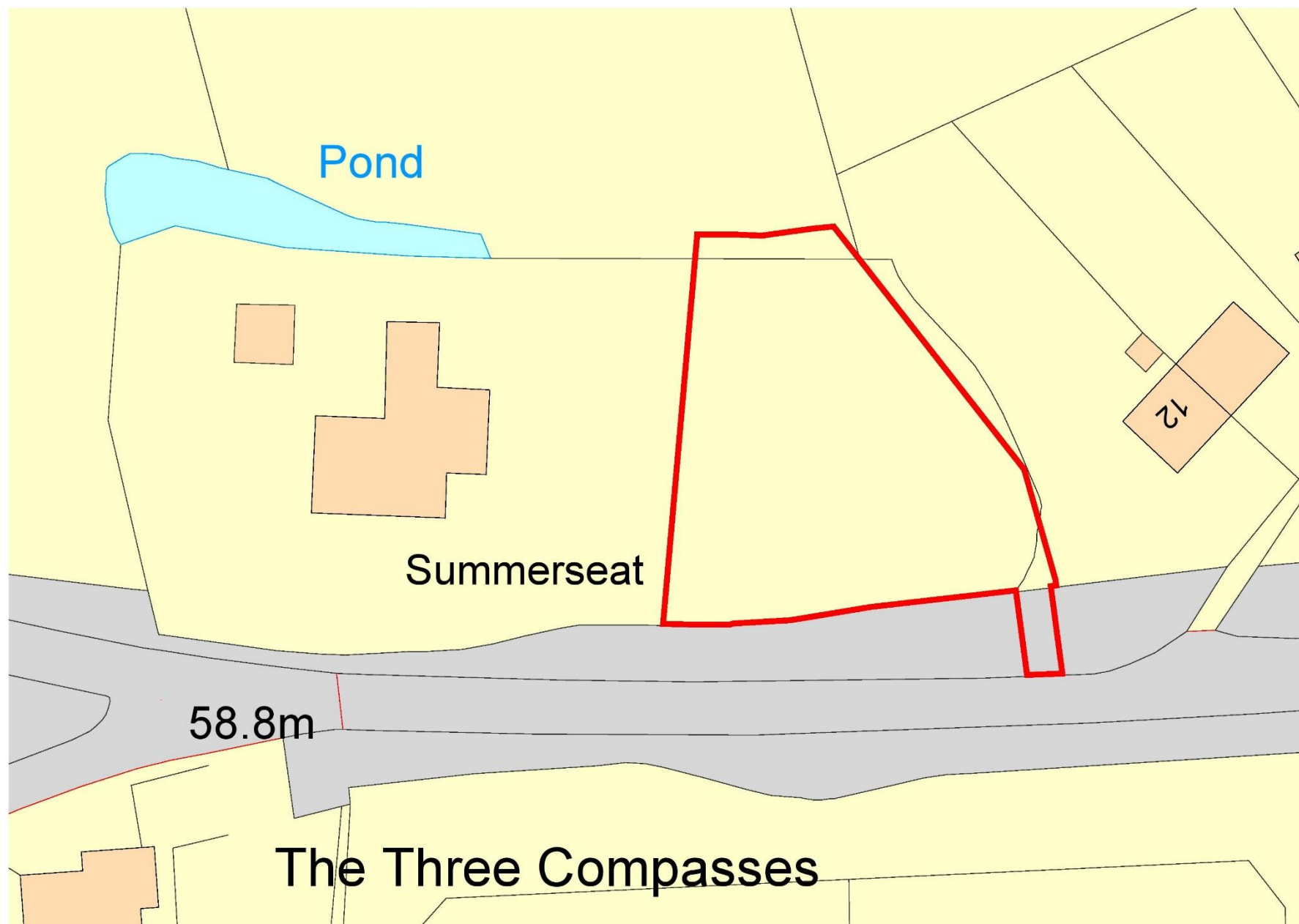
Directions

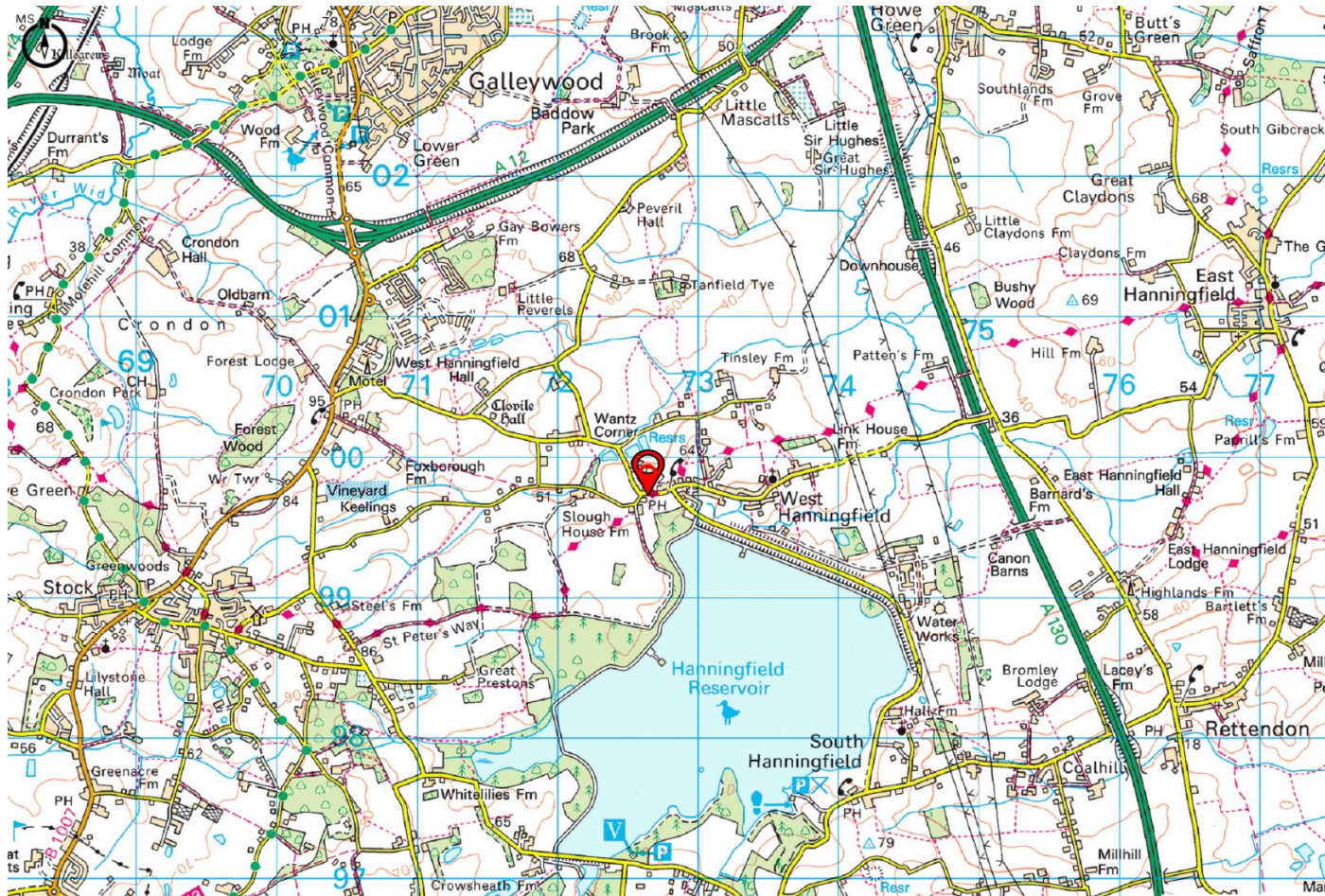
From junction 16 of the A12 proceed south on the B1007 towards Stock, continuing over the first roundabout and turning left by The Ship public house in to Ship Road. Continue on this road passing Blind Lane on your left-hand side, proceeding up the hill where the property will be found past The Three Compasses pub on the opposite side of the road.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.
Telephone: +44 (0) 1245 293







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