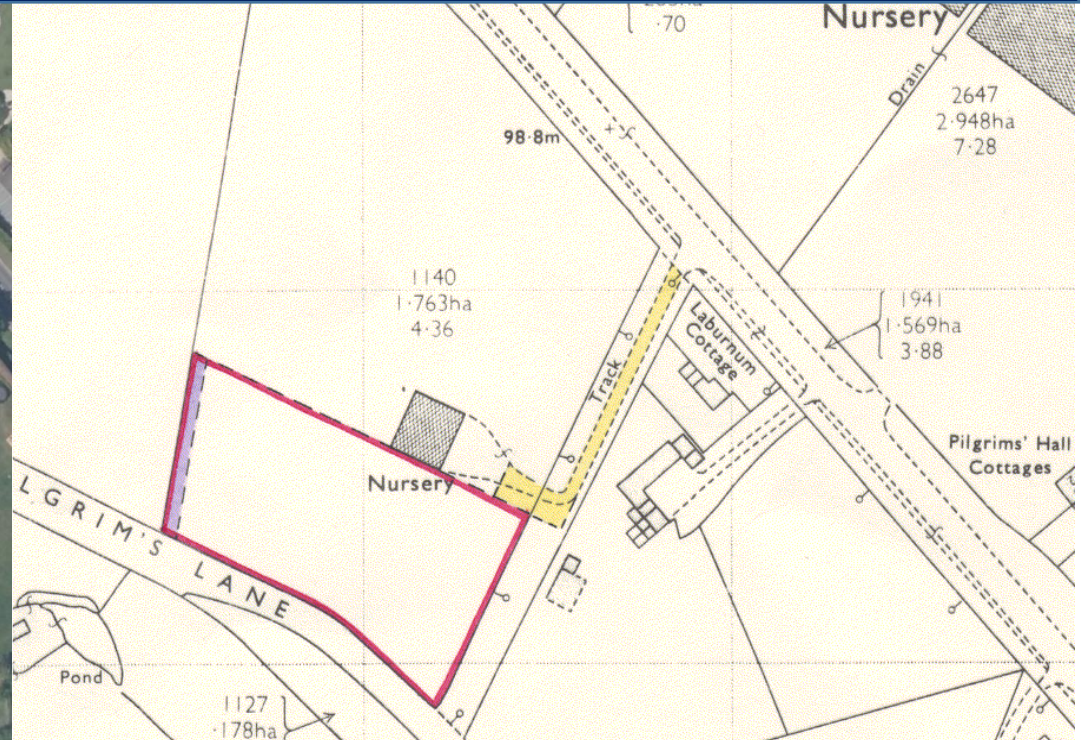


FOR SALE FREEHOLD

RESIDENTIAL DEVELOPMENT SITE WITH PLANNING – 1.06 ACRES



ONGAR ROAD, PILGRIMS HATCH, BRENTWOOD, ESSEX, CM15 9SA

LOCATION

The property known as 'Oakwood' is located on the south-western side of Ongar Road (A128) to the rear of the Straight Mile Nursery Gardens in the semi-rural village of Pilgrims Hatch, approximately 2.5 miles north of Brentwood Town Centre.

Brentwood is an affluent commuter town approx. 30 miles east of central London and has a population of some 80,000 inhabitants. The High Street and town centre hosts many national and local retailers, bars, restaurants and coffee houses including Sainsbury's, Marks & Spencer, Boots, Costa Coffee, Starbucks, Wildwood & Pizza Express.



Brentwood Station serves the Great Eastern Main Line and is now part of the new Elizabeth Line and the M25 (J28) and A12 are within 10 minutes' drive and the A127 within 15 minutes' drive.

DESCRIPTION

The property comprises a broadly rectangular site measuring approx. 1.06 acres (0.43 ha) registered under Title No – EX229867.

PLANNING

Planning permission was granted on the 12th of January 2017 (ref 16/01437/FUL) by Brentwood Borough Council for the demolition of commercial buildings and the construction of 5 no dwellings with garages and associated landscaping using existing access. Each property is a detached house with Family room, Dining room, Kitchen/breakfast room, Study, Cloakroom/WC on the ground floor and 5 bedrooms (x 2 ensuite) and Bathroom/WC on first floor plus a double garage.



The development commenced last year but had not been built in accordance with the approved plans. The properties that were part built have now been demolished. The site is currently vacant.

TERMS

The entire property is to be sold freehold. Unconditional offers are sought.

PRICE

Upon application.

VAT

Value Added Tax is not applicable to the sale price.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

For further information contact selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: mark.mannering@massandco.com

Plans of the planning application and the proposed development can be viewed and downloaded from Brentwood Borough Council's planning portal. See link:-
<https://publicaccess.brentwood.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=Q06VQBDJ04701>

Viewings are by appointment only.