

210 Hullbridge Road, South Woodham Ferrers, Essex, CM3 5LW



**For Sale**  
**Prime Residential**  
**Development Site in**  
**Popular Commuter**  
**Town**

- Total Site Area 0.26 Hectares (0.64 Acres)
- Desirable residential location on quiet no-through road
- Former playing fields and open space to rear
- Full Planning Permission for 3 large detached family homes
- Close to town centre and railway station

**EC**

- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
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# Details

## Location

South Woodham Ferrers is a popular location offering easy road and rail connections to London and a wide range of shopping and leisure facilities including Saltcoats Park and Marsh Farm County Park . Nearby schools include Collingwood Primary School, Elmwood Primary School and St Josephs Primary School.

Hullbridge Road runs north to south from the B1012 Burnham Road towards Inchbonnie Road and the River Crouch. The site is located at the southern end of Hullbridge Road just south of Ferrers Road and north of Chamberlains Ride within an established and sought after residential area.

## Description

The property was formerly the site of a single storey bungalow known as Oakdene which was demolished in 2009. The site has been vacant since that date and the garden is somewhat overgrown. A strip of land fronting Hullbridge Road contains a number of Oak and Field Maple trees that are the subject of a Tree Preservation Order (ref TPO 2009/005). The approved scheme provides for the removal of certain trees and the creation of a new access onto Hullbridge Road.

## Planning

The site has full planning permission dated 13th January 2021 for "Proposed Construction of 3 no residential dwellings, enlarged road access and ancillary groundworks" subject to conditions. (Ref 20/01156/FUL).

Community Infrastructure Levy is payable to Chelmsford City Council in tranches following implementation of the scheme at £125 per sq m. GIA.

## Proposed Development

The permitted scheme comprises three distinctive architect designed detached houses arranged on ground first and second floors with integral garages and separate study or home-working areas on ground floor. The design makes full use of the outlook and provides good sized living areas on first and second floors with a family bathroom and two bedrooms with en-suite facilities.

Externally, the houses are well spaced with large gardens and separate parking areas all accessed off a private drive .

The floor areas are believed to be approximately:

Plot 1 - 282 sq. m. GIA

Plot 2 - 271 sq. m. GIA

Plot 3 - 238 sq. m. GIA

## Services

All mains services are believed to be available in the local area.

## Title

Freehold with vacant possession at completion subject to any existing rights and easements. The Transfer will include a clawback provision in respect of any additional development within the site and/or the grant of access rights to adjoining land.

There is a surface water drainage easement along the northern edge of the site.

## Information Pack

Full plans and details are available on the Chelmsford City Council planning portal or an Information Pack is available on our website - [www.fennwright.co.uk/development](http://www.fennwright.co.uk/development) .

## Guide Price

£600,000 subject to contract only.

## Method of Sale

For sale by private treaty unless sold previously. Expressions of interest are invited. The Agent will advise potential purchasers of the date and time for receipt of unconditional offers. The Vendor reserves the right to withdraw the site from the market at any time.

## Costs

Interested parties are expected to bear their own legal costs in relation to any site or planning investigations undertaken or legal costs incurred. An undertaking will be required from the preferred purchaser in respect of the Vendor's abortive legal costs should matters not proceed to completion.

## Viewing

Strictly by prior appointment with the sole agent:

**Fenn Wright**

20 Duke Street, Chelmsford, CM1 1HL

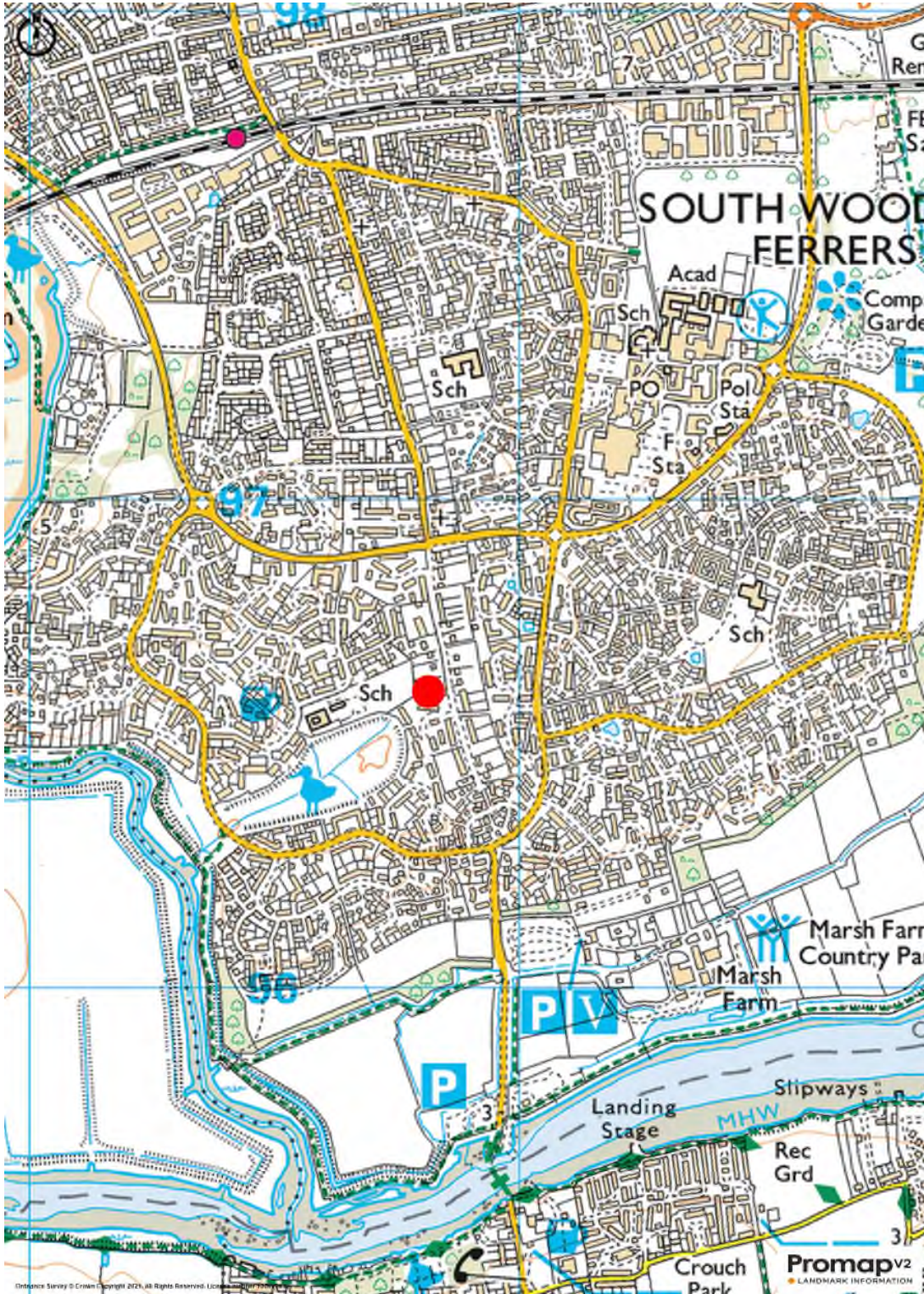
**01245 261226**

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For further information

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[fennwright.co.uk](http://fennwright.co.uk)

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