

## **DEVELOPMENT SITE FOR 3 DETACHED DWELLINGS NO. 244 HULLBRIDGE ROAD, SOUTH WOODHAM FERRERS, CHELMSFORD, ESSEX**

An opportunity to purchase a very attractive site located towards the end of a cul-de-sac in this pleasant residential area in the older part of South Woodham Ferrers.

### **Amenities**

The site is located approximately 1 mile away from the railway station with subsequent links to London Liverpool Street with the town centre being just over half a mile away, offering Asda Supermarket, Library, Doctors, Dentists and a variety of shopping facilities with the River Crouch also located approximately half a mile away with an active Yacht Club, a Wild Life Reserve and extensive walks. The site also offers good primary and secondary schools within walking distance.

### **Planning Consent**

The site has the benefit of Planning Consent under Chelmsford Borough Council reference 10/00060/REM which is accessible via the website address of [http://web1.chelmsfordbc.gov.uk/publicaccess/tdc/DcApplication/application\\_searchform.aspx](http://web1.chelmsfordbc.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx) then search under 'Associated Documents' which include the drawings and general plans.

The Consent is for three detached houses and single garage.

### **Landscaping**

The application is supported by a full Tree Survey, Implication Assessment and Tree Constraints Plan prepared by Haydens Arboricultural Consultants. Given the presence of existing screen planting along the northern, southern and western boundaries no additional formal landscaping is proposed as part of the application. There are a small number of trees to be removed to achieve sufficient build space at Plots 1 and 3 whereas others close to the frontage and access can be retained using root-sensitive construction methods. We are advised that none of the trees on the site are covered by Tree Preservation Orders whilst those specimens to be removed are deemed to have no particular amenity or landscape value.

**01206 507634**

Chartered Surveyors, Estate Agents, Property Consultants

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

146 High Street, Colchester CO1 1PW  
Fax 01206 760571  
Email [fw@fennwright.co.uk](mailto:fw@fennwright.co.uk)

Also at: Ipswich 01473 232700  
Chelmsford 01245 261226 · Witham 01376 516464

## **Access**

The purchaser is to be responsible for a new access road. Condition 13 on 06/02119/OUT requires that pedestrian visibility splays of 1.5 metres x 1.5 metres be provided each side of the new access. The form, length and layout of the access road closely reflects the illustrative drawing submitted with the Outline Application; passing between Nos. 244 and 248 at a width of 4.0m with a 1.0m grass strip along the northern edge. To the west the driveway splits to form a closed hammerhead with two turning areas.

## **Section 106 Unilateral Undertaking—Financial Contribution**

Under the terms of the Planning Consent, the purchaser will be liable for an undertaking to pay Chelmsford Borough Council an “Environmental Contribution” of £6,000. The commencement of the development being not permitted until the contribution has been paid to the Council.

## **Rights of Way**

There are no public rights of way, but the owner of 248 Hullbridge Road has access to the land in order to maintain his mains water supply pipe (the stopcock to which is located at the end of the fence near the main road).

## **Boundaries**

The purchaser is to be responsible for the construction of a boundary wall to the rear garden of No. 244 Hullbridge Road and also for a 6ft fence, as per the Planning Approval, down the north boundary between 242 and 244 Hullbridge Road.

## **Services**

All mains services are available to the site.

## **Viewing**

The site may be viewed at any reasonable time by prior telephone appointment with ourselves.

## **Price**

Guide price of £330,000 freehold with full vacant possession.

**For further details and information please contact Maria Montgomery at  
Fenn Wright on 01206 507634.**