



For Sale

Gardeners
Ongar Road
Kelvedon Hatch
Brentwood
Essex
CM15 0JX

Residential Development
Opportunity

08449 02 03 04
avisonyoung.co.uk/15779

AVISON
YOUNG

Indicative Boundary

Location

The property is located on Ongar Road approximately 1km to the south of Kelvedon Hatch and approximately 5km north of Brentwood in the county of Essex.

The village is popular with commuters who work in London, with Brentwood and Shenfield Station both being located approximately 4 miles to the south and south west. Brentwood Station is due to be served by Crossrail which will significantly improve journey times into central London.

Description

The site measures approximately 7.97 acres (3.22 ha) in size.

The property is accessed from Ongar Road located close to the junction of Ongar Road and Frog Street. The property is bordered to the north by a path beyond which is Doddinghurst Common which is identified as a County Wildlife Site. The eastern boundary is partly The Avenue, a strip development of terraced houses fronting onto Frog Street, and partly Frog Street itself. To the south is a neighbouring property named Orchardene and to the west is Ongar Road and another strip development (The Thorns / The Briars) of terraced houses of various period and design that front onto Ongar Road.

The house and garages are constructed around two sides of a courtyard and are of 1970s design and construction. The majority of the house is a single storey building of timber frame with white

infill in a mock Tudor style. The main house is a 3 bedroom detached property with a gross internal area of circa 1,700 sq ft.

There are two garage buildings both of which are built in the same style and construction to the house.

Title

The property is held freehold under title number EX640465.

Planning

The property is located in the Brentwood Borough Council Replacement Local Plan as green belt land. Ongar Road falls within one of the few defined areas within the Green Belt which is sufficiently urban in character to allow some relaxation of greenbelt policy (subject to policy criteria being met).

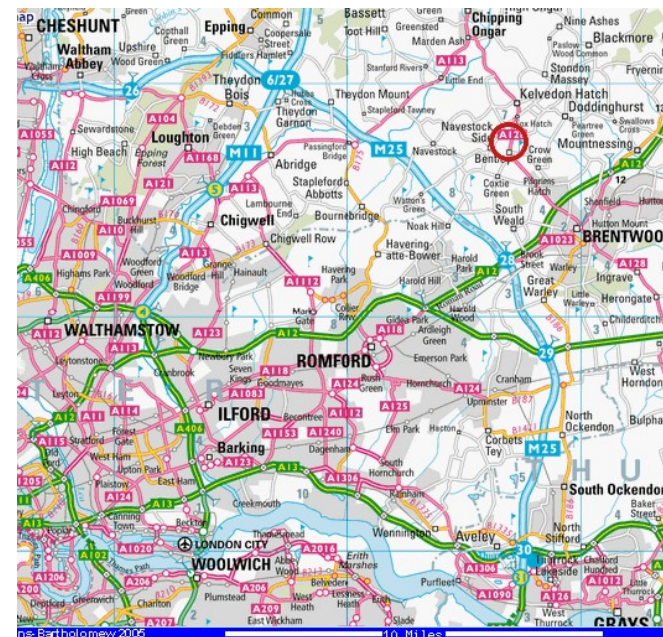
The property does not currently benefit from any planning applications or permissions.

EPC

The Energy Performance Asset Rating is E47. A certificate can be made available.

VAT

VAT will not be paid on the sale.





Further Information

We have been provided with the following information which will be made available via the AY website:

- Title Information
- Sketched Floorplans
- EPC

To access this information please click on the link below:

www.avisonyoung.co.uk/15779

Viewings

We will be conducting a viewing day, which will be confirmed to interested parties in due course. Viewing slots will be strictly by appointment only. Should you wish to make an appointment please use the contacts provided.

Offers and Terms

Unconditional offers are invited for the freehold of the property .

Any bid must be submitted on a specific bid proforma available from AY upon request and sent via email to **Thomas.boxall@avisonyoung.com**

Offers should be received no later than 12 noon, 30th Monday November.

**If you would like to know
more please get in touch.**

Tom Boxall

+44 (0)7939 536862

Thomas.boxall@avisonyoung.com

Isabelle Garner

+44 (0)7785 261047

Isabelle.garner@avisonyoung.com

08449 02 03 04

avisonyoung.co.uk/15779

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Visit us online
avisonyoung.co.uk

65 Gresham Street, London EC2V 7NQ

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**