

Path (um)

0.53 Acre (0.216 hectare)

# Mayes Lane, Sandon, CM2 7RW

Council Tax Band (Chelmsford City Council)



For sale by tender - Offers in excess of £550,000 Freehold

## For sale by informal tender - Offers in excess of £550,000

Located in the sought after village of Sandon, a 0.53 acre plot with conditional planning permission granted on 26th February 2026 (Planning application reference - 25/01570/FUL).

This is an opportunity for developers/buyers seeking a self-build opportunity that reflects their own requirements and specification. The planning granted is for the conversion of an existing detached commercial building which is located to the rear of the site into a one bedroom bungalow approximately 43 sq m gross internal floor area with construction of a new bike store/general storage.

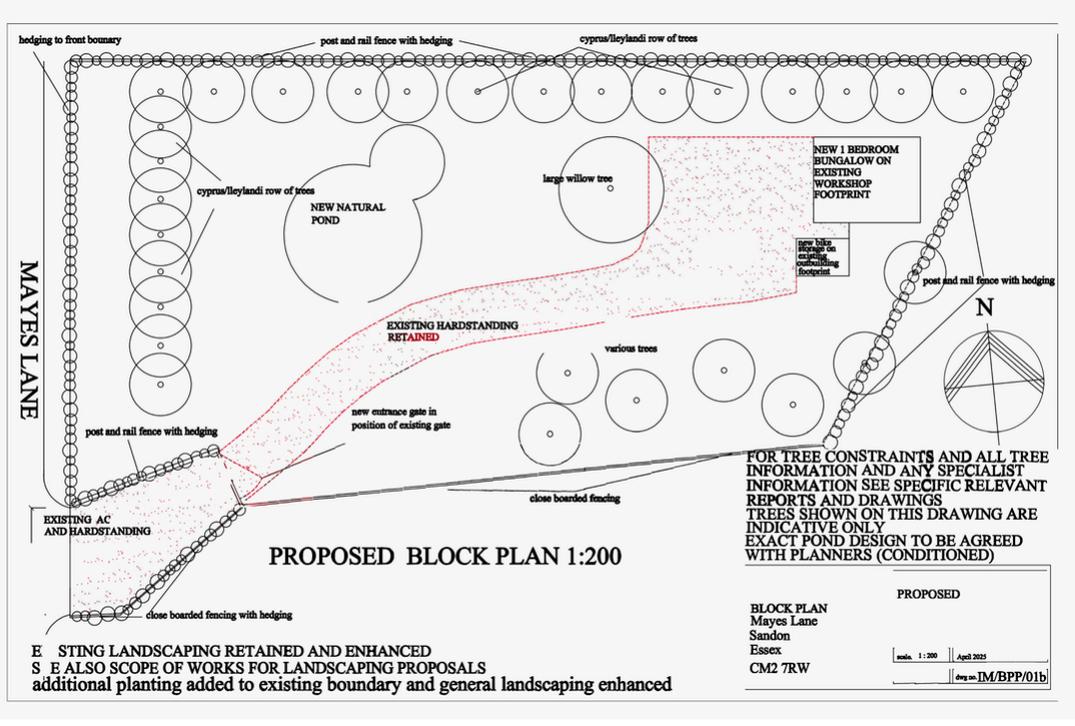
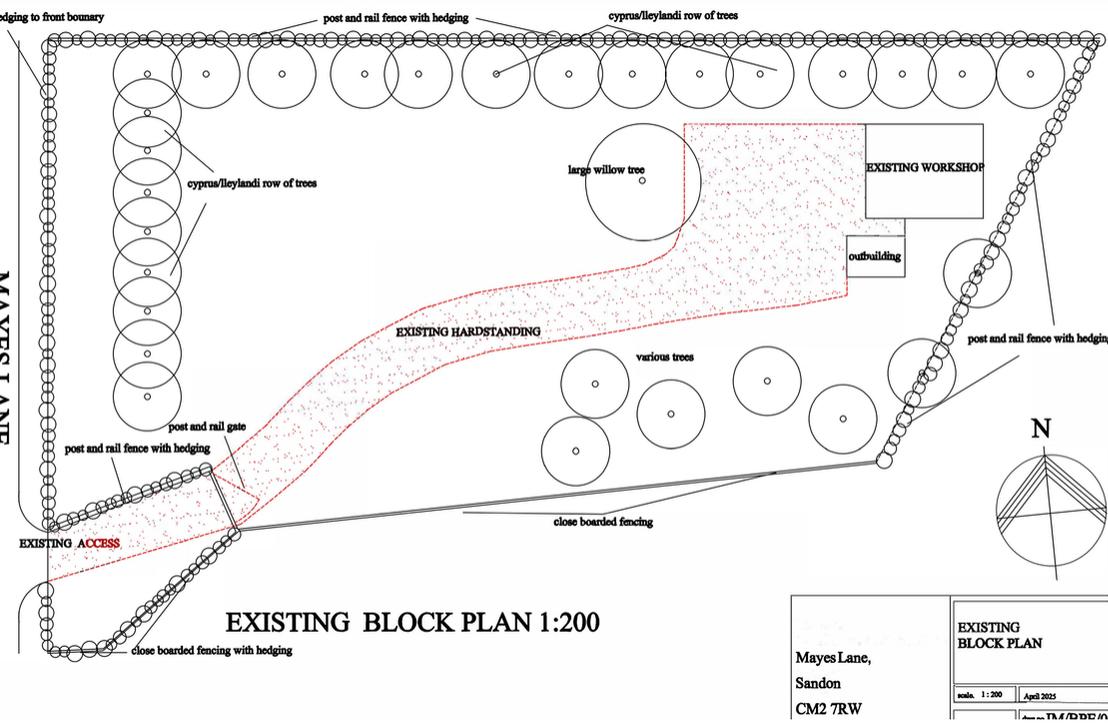
We are informed by the sellers that mains water, drainage, electricity and broadband are available on the site.

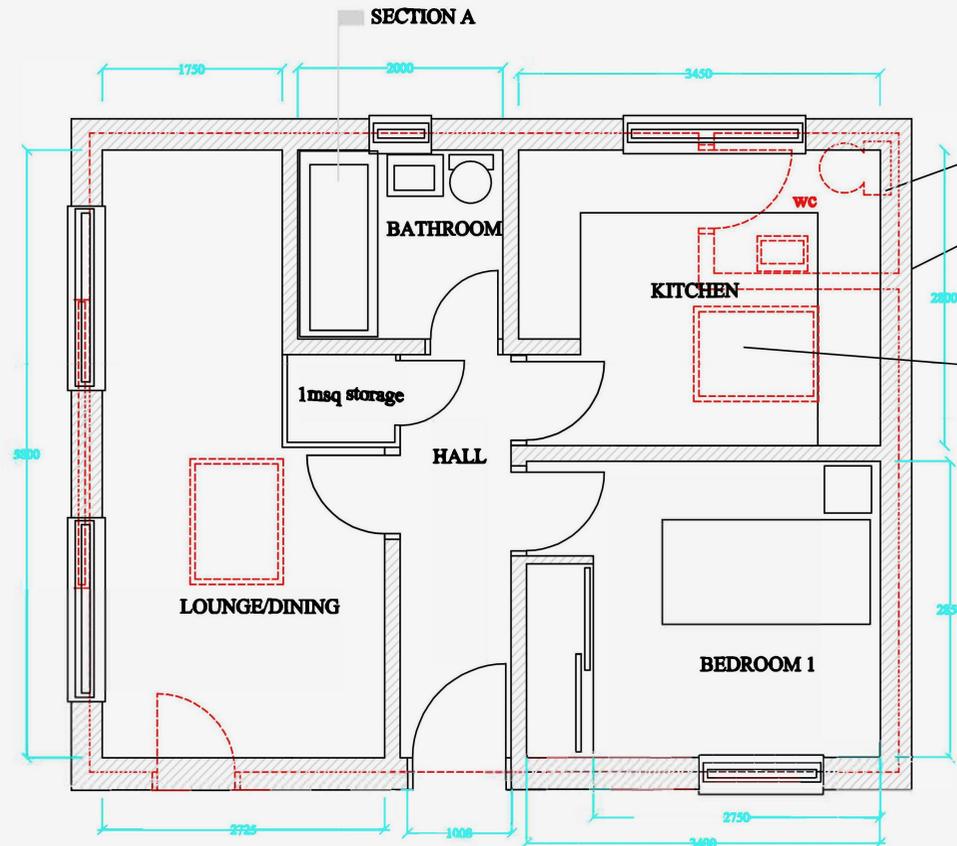
## LOCATION

Sandon is a sought after village located on the South Eastern side of Chelmsford between Great Baddow and Danbury. It features a popular local pub at its centre and is within easy reach of local amenities, Chelmsford Park & Ride Station and A12 and A130 trunk roads. Schooling is within easy reach and includes Baddow Hall Infant and Junior School, as well as the Sandon Secondary School. Elm Green Preparatory School and Heathcote Preparatory School and Nursery are also within easy reach in the nearby village of Danbury. Chelmsford City centre is located less than 5 miles from the property and its mainline station provides services to London Liverpool Street with average journey times of around 30 minutes.

- For sale by informal tender - Offers in excess of £550,000
- Planning granted to convert existing commercial building
- Create a one bedroom bungalow with separate bike/general storage
- Mains water, drainage, electricity available on site
- About 0.53 acre plot
- Unique self build or development opportunity
- Highly desirable and much requested village location
- Closing date for offers is Wednesday 15th April at 12pm



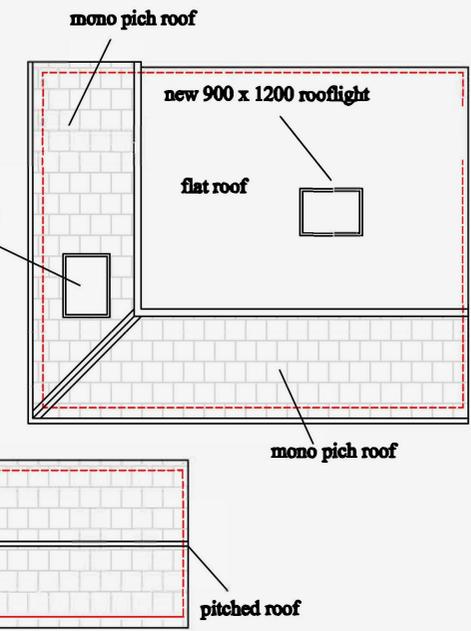




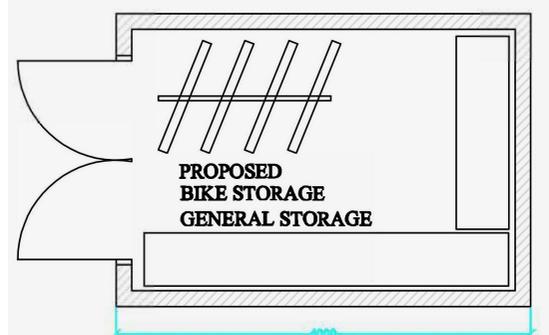
internal face of existing workshop  
external face of existing workshop

new 900 x 1200 rooflight

new 900 x 1200 rooflight



**ROOF PLAN 1:100**



**FLOOR PLAN 1:50**  
9 sq m internal gross floor area

**1 BEDROOM BUNGALOW 1:50**  
43 sq m internal gross floor area

**SEE ALSO SCOPE OF WORKS FOR PROPOSALS**

<p>Mayes Lane Sandon Essex CM2 7RW</p>	<b>PROPOSED FLOOR AND ROOF PLANS</b>	
	scale. 1:50/1:100	April 2025
	dwg no.	IM/P/01b

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Danbury, Essex, CM3 4QQ  
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Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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