



Rayleigh Road | Brentwood | OFFERS IN EXCESS OF £1,000,000

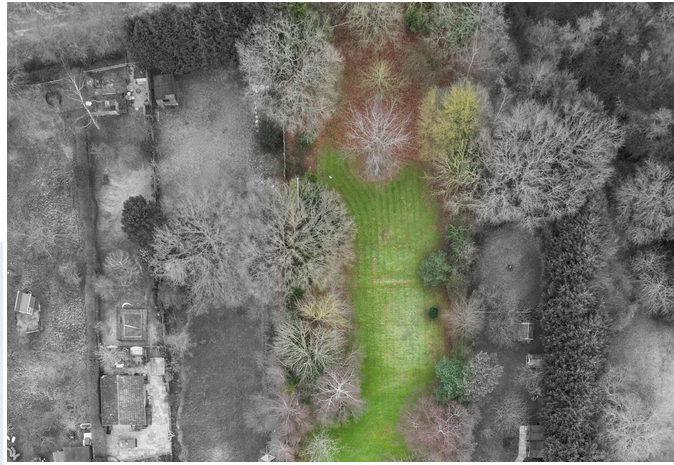


Rayleigh Road

Brentwood | Essex | CM13 1SJ

FOR SALE BY INFORMAL TENDER - INITIAL OPEN DAYS SATURDAY 24TH JANUARY 12 NOON UNTIL 2PM 28TH JANUARY 2026 11AM UNTIL 12.30 PM Introducing a remarkable opportunity to acquire a prime residential development site in the highly sought-after location of Hutton. This detached bungalow set on an impressive plot measuring approximately 136 metres by 25 metres offers planning permission for the demolition of the existing property and the construction of two stunning new detached houses, each with dedicated parking, landscaping, and generous living spaces. Whether you are a developer or a discerning homeowner looking to build your dream residence, this site presents exceptional potential in a tranquil setting yet with excellent transport links. This fantastic plot is backing onto beautiful fields, providing a peaceful and private backdrop that creates an idyllic rural ambiance while still being within easy reach of town amenities. The development plans granted allow for the creation of two detached homes, each thoughtfully designed to include a large outhouse or office space. This versatile outbuilding could also serve as a granny annex, guest suite, or superb home office, meeting the needs of modern living with flexible accommodation options. Location is key, and this property certainly does not disappoint. Situated close to Billericay and Shenfield railway stations, it offers easy access to London and surrounding areas, perfect for commuters or those seeking the convenience of excellent transport links without compromising on the countryside lifestyle. Local schools, shops, and leisure facilities are also nearby, making Hutton an ideal place to settle and grow. This development site is being sold via informal tender, with the closing date set for 6th February 2026 at 12 noon. Potential purchasers are encouraged to view the property during the initial open days, scheduled for Saturday 24th January 2026 from 12 noon until 2 pm and Wednesday 28th January 2026 from 11 am until 12.30 pm. This is a rare chance to secure planning-approved land with immense potential in one of Hutton's most desirable locations. Do not miss out on this outstanding opportunity to create two contemporary, detached family homes on a superb plot with excellent transport links, beautiful natural surroundings, and flexible living space options. Enquire now to register your interest and attend the open days. Experience the potential this property holds and start envisioning the future here in Hutton



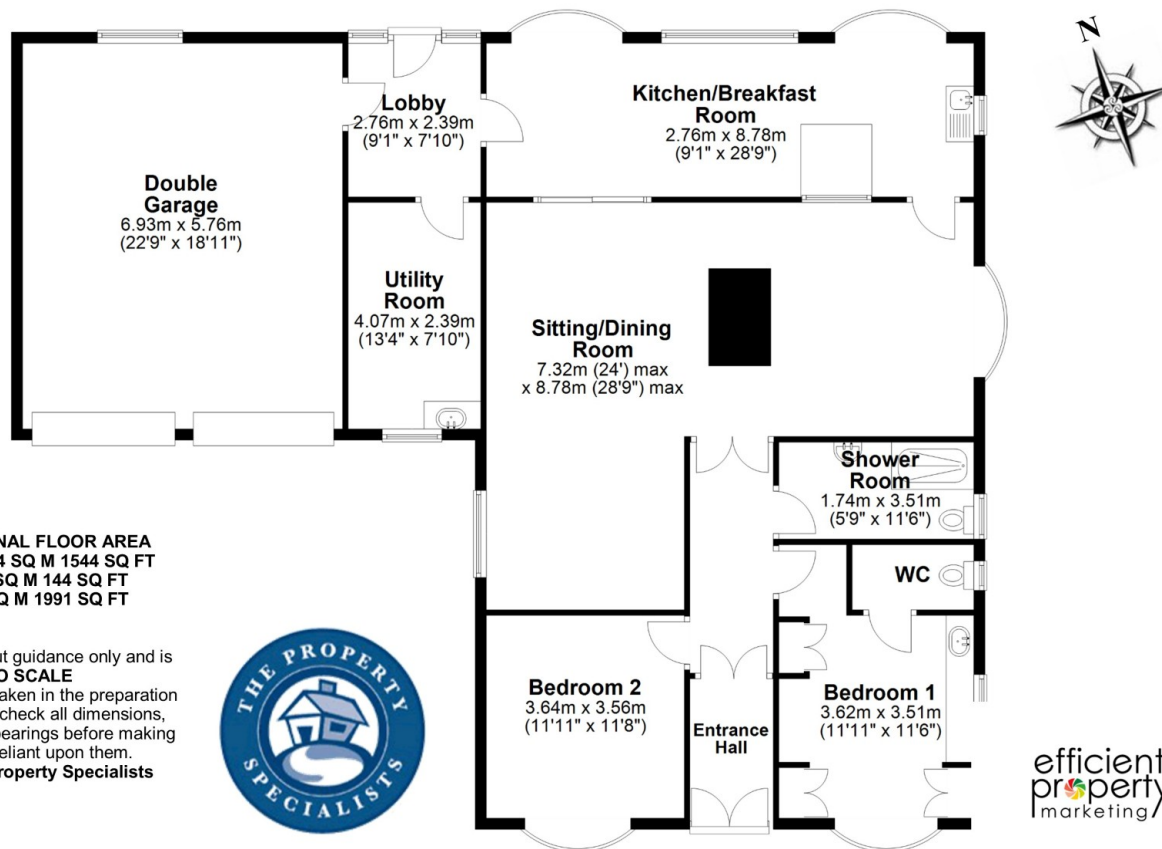


- Development Site For Sale
- INITIAL OPEN DAYS SATURDAY 24TH JANUARY 12 NOON UNTIL 2PM 28TH JANUARY 2026 11AM UNTIL 12.30 PM
- For Sale By Informal Tender Closing Date 6th February 2026 12 Noon
- 136 METRE X 25 PLOT
- Detached Bungalow With Planning For Two Detached Houses
- Planning Granted
- Demolition of existing detached dwelling. Construction of 2 new detached residential dwellings with associated parking and landscaping.
- Superb Plot Backing Onto Fields
- Easy Access To Billericay Station and Shenfield Station
- CLOSE TO BILLERICAY AND SHENFIELD RAILWAY STATIONS
- PLANS PASSED FOR EACH NEW HOUSE TO HAVE LARGE OUTHOUSE / OFFICE OR POTENTIAL FOR GRANNY ANNEX /



PROPOSED FRONT ELEVATION 1:100

Ground Floor



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 144 SQ M 1544 SQ FT
GARAGE 41 SQ M 144 SQ FT
TOTAL 185 SQ M 1991 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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efficient
property
marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing strictly by appointment with The Property Specialists



Making Moving Home
Less Stressful

135 High Street, Billericay,
Essex, CM12 9AB
Tel: 01277 654446
sales@thepropertyspecialists.co.uk