



# Great Gibcracks Chase, Sandon, Essex, CM2 7TG

Council Tax Band (Chelmsford City Council)



Guide £1,000,000- £1,250,000 Freehold

GUIDE PRICE £1,000,000 to £1,250,000

Seize this exceptional opportunity to acquire this stunning site in one of the most desirable semi-rural locations on the south-eastern outskirts of Chelmsford With FULL PLANNING for DETACHED HOUSE, SEPARATE LIVING ANNEX/ CARLIDGE, STABLES, MENAGE and PADDOCK on a PLOT CIRCA 6 ACRES. This beautiful plot boasts a southerly aspect, ensuring plenty of natural light and picturesque views, making it the perfect canvas for your dream home. Due to this being PDL (Previously developed land) there is potential to build further dwellings STPP.

Discover the potential of this extraordinary development project with an impressive overall build area of over 497m<sup>2</sup> (5300ft<sup>2</sup>) GEA. Nestled in a serene location, this site offers a unique opportunity to create a bespoke residence tailored to your vision, with the possibility to further increase the property's size and alter its position, subject to planning permission (STPP).

The planning Comprises:

FOUR BEDROOM DETACHED HOUSE Planning Application 14/02066/FUL

THREE BAY ANNEX 17/01546/FUL (Previously 3 bay carlodge)

Proposed amendment of approved carlodge (under planning permission 17/01546/FUL) to a proposed living annex building 18/01193/FUL

A BLOCK OF THREE STABLES, TACK ROOM AND BOOT ROOM 14/01143/FUL : Domestic stables with associated driveway & parking

LARGE EQUESTRIAN MANEGE Ref. No: 14/01506/FUL

PADDOCKS TO THE SOUTH OF THE STABLES Note: All Planning conditions are deemed commenced by Chelmsford City Council including Condition 1 which has been discharged by the local authorities and therefore the planning is now in perpetuity.

Modern Design and Sustainable Features:

The current design for the house is a testament to modern living, featuring an air source heat pump system that supplies underfloor heating to the ground floor and radiators to the first floor. A fresh air circulation system ensures a healthy living environment, while solar panels provide hot water, enhancing the property's sustainability. Additionally, a state-of-the-art Lutron Sound and Media System is integrated, offering a seamless blend of technology and comfort.

Site Prepared for Immediate Development:

Significant investment has been made to prepare the site for the new proposed project. The existing dwelling, sheds, and outbuildings have been demolished and removed, with the site cleared and levelled, ready for construction to commence. This groundwork ensures a smooth transition to the building phase, saving you time and effort.

Convenient Utilities and Access:

Convenience is at the forefront of this development, with a metered temporary power supply housed in a lockable unit and a water supply tap located near the entrance at the northern end of the site. These utilities are readily available, facilitating the construction process and ensuring that essential services are in place from the outset.

The project includes thoughtfully designed landscaping, featuring an in-and-out driveway to the main residence, providing ease of access and ample parking. Additionally, a separate driveway leads to the stables, complete with a parking and turning bay suitable for a horse box. This ensures that both the main residence and equestrian facilities are easily accessible and functional.

Endless Possibilities

Whether you envision a luxurious family home, a multi-generational living space, or a combination of residential and equestrian facilities, this project offers endless possibilities. The expansive build area and flexible design options allow you to create a property that perfectly suits your lifestyle and aspirations.

Location

Nestled in a tranquil setting, this site offers the best of both worlds—peaceful countryside living with the convenience of urban amenities just a stone's throw away. A mere few minutes' drive will connect you to the A12, providing swift access to Chelmsford City, which is less than 10 minutes away. Here, you can indulge in a variety of shopping and leisure facilities, ensuring that all your lifestyle needs are met. Transport Links

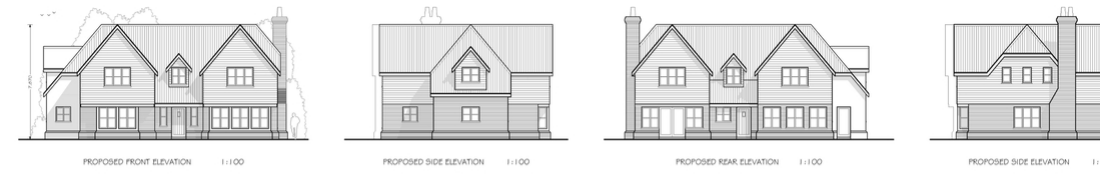
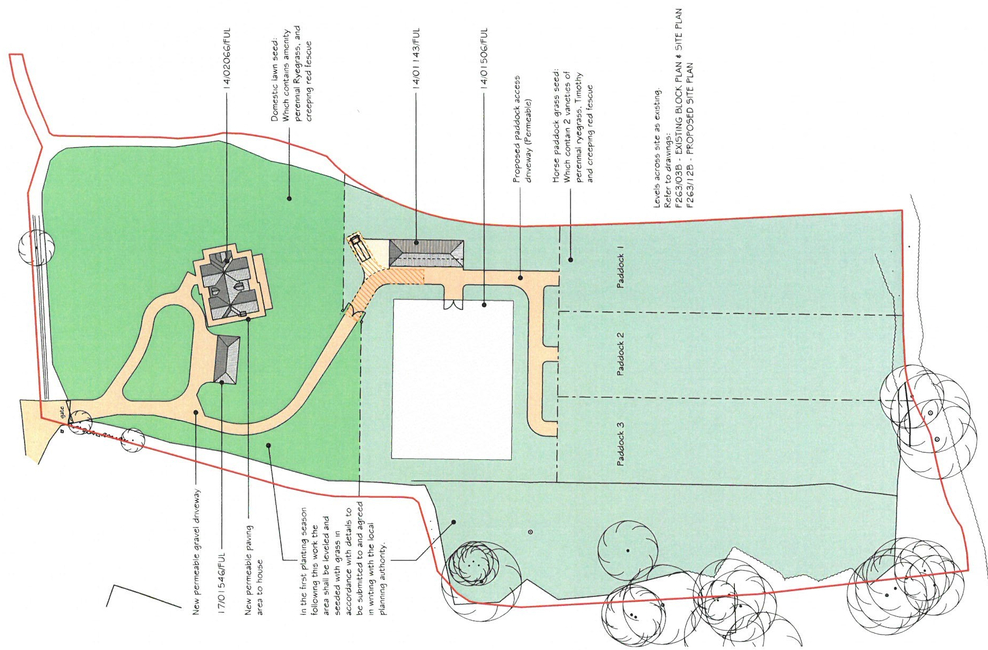
For those commuting to London, the location couldn't be more ideal. Chelmsford's mainline station offers direct services to London Liverpool Street, making your journey to the capital both quick and convenient. Additionally, Shenfield is only 12 miles away, providing further connectivity with its mainline railway to London Liverpool Street and the Elizabeth Tube Line. This ensures that whether for work or leisure, you are always well-connected.

Local Amenities

Chelmsford City offers a vibrant array of shopping centres, restaurants, and entertainment options, ensuring that you never have to venture far for a fulfilling day out. From high-street brands to boutique stores, the city's shopping facilities cater to all tastes and preferences. Conclusion: This plot presents a rare chance to build a bespoke home in a sought-after semi-rural location, combining the tranquillity of countryside living with the convenience of nearby urban amenities and excellent transport links. Don't miss out on this unique opportunity to create your perfect sanctuary.

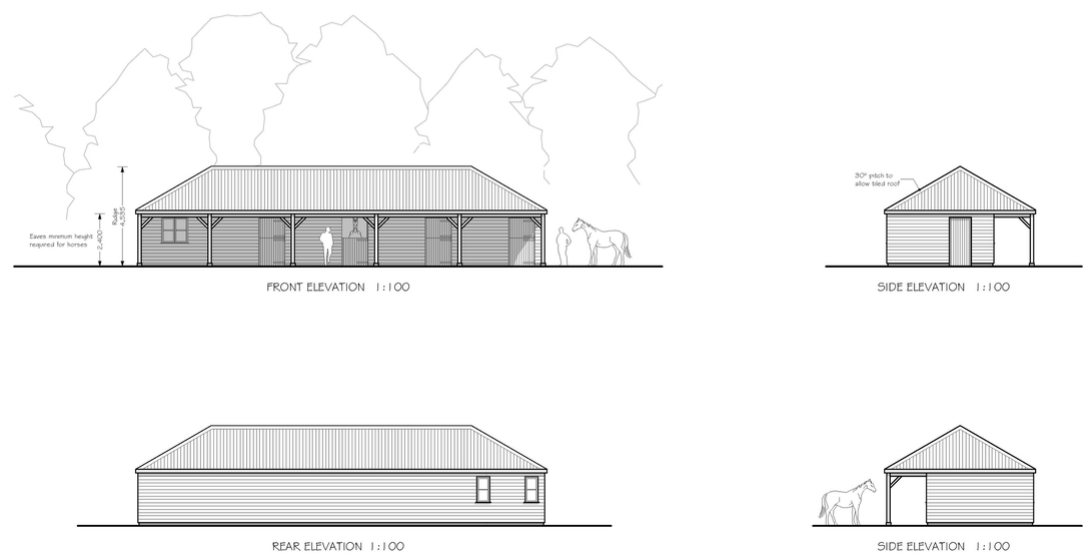
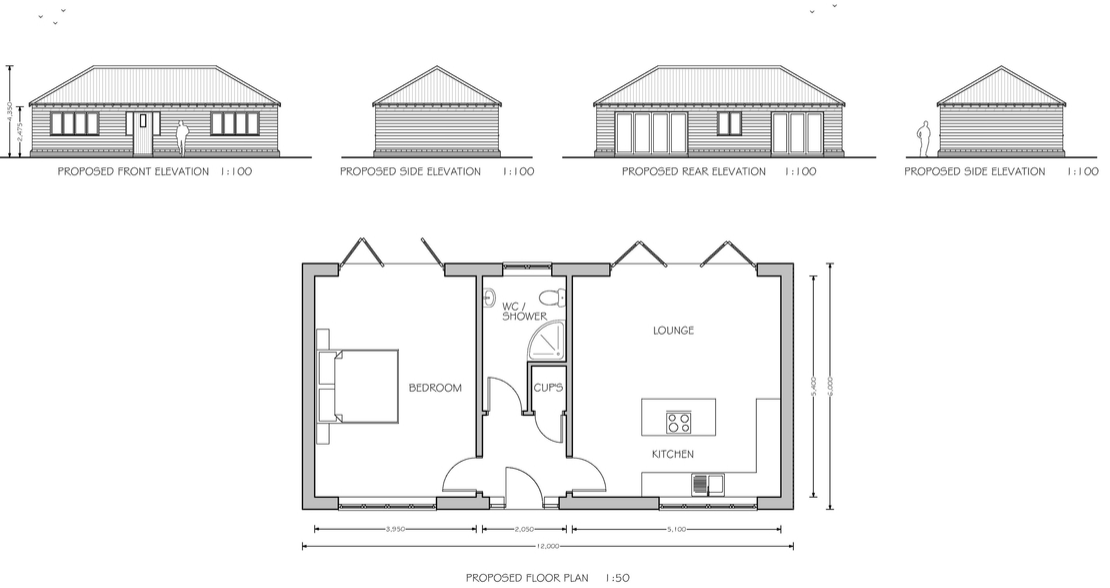
- Guide Price £1m to £1.25m
- Planning for Detached House, Annex, Stables, Menage
- Development Opportunity
- Close to Transport Links A12 & A130

- Plot Circa 6.5 acres
- Tranquil, Secluded, Southerly Aspect
- Set at End of Private Lane
- Chelmsford City 10 Mins Drive

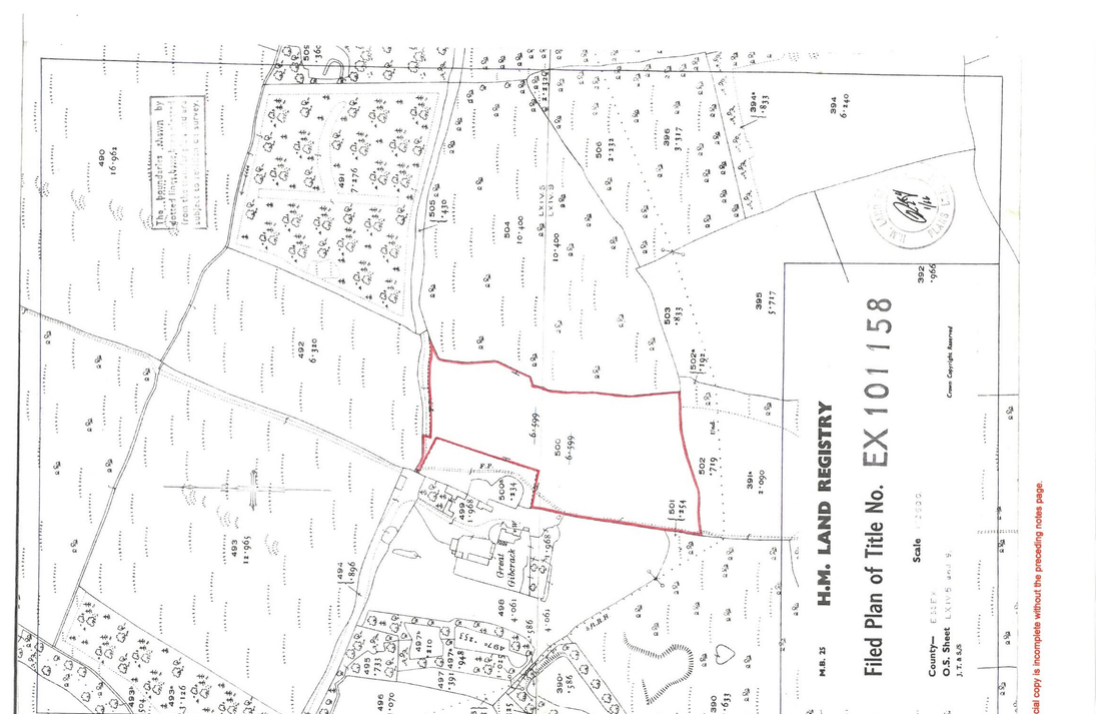


PROPOSED SITE PLAN 1:500











PROPOSED FRONT ELEVATION 1:100



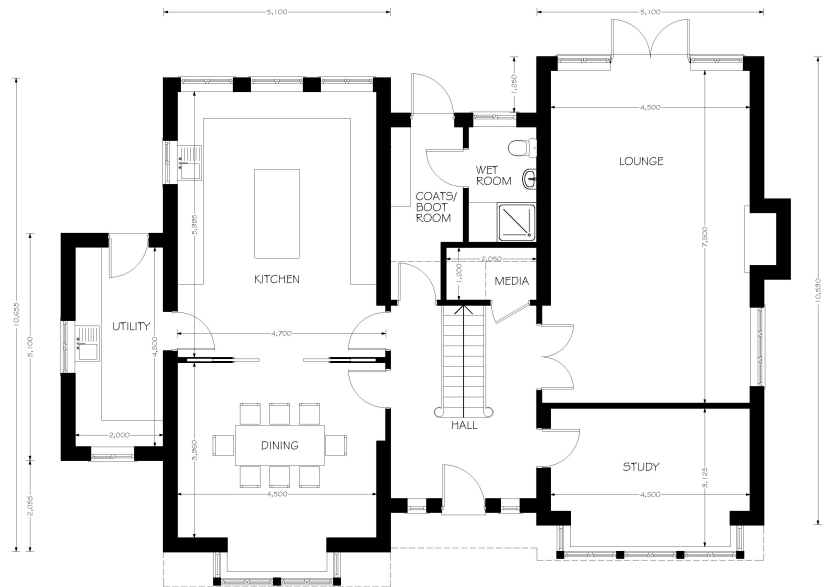
PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

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18.11.2014	G	After client requested amendment	Drawing title	PROPOSED PLANS & ELEVATIONS	Drawn By	J Allum
11.05.2014	F	Drawing updated with material amendments	Project	REPLACEMENT DWELLING	Client	S R SAVILLE LTD
22.07.2014	E	Minor client requested amendments	Address	BROADOAKS	Drawing No.	F263/05
18.07.2014	D	Final Floor Plan & Elevations Amended		GREAT GIBCRACKS CHASE	Revision	G
28.05.2014	C	Ground & First Floor Plans Amended		SANDON ESSEX CM2 7TG		
18.05.2014	B	Roof cut out for bathroom window				
22.05.2014	A	Plot 1000 made - size 300 x 200 cut out				
Date	Rev	Description	© copyright Note		All Scales relate to A1 paper size - (Do not print at fit to page)	

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