



# The Common, East Hanningfield, CM3 8AL

Council Tax Band F (Chelmsford City Council)

 5  4  3

For Sale by informal tender Guide Price £1,000,000 Freehold



For sale by informal tender this established detached chalet has undergone an extensive programme of special adaptation works to provide a fully inclusive wheelchair accessible home. The work included the conversion of an outbuilding to create a self contained annexe and the construction of another outbuilding with level access which was used as a hydrotherapy treatment facility and includes a changing room, and adjacent room which houses a 4ft deep 30' x 14' hydrotherapy pool and sensory lighting and ceiling hoists.

#### ACCOMMODATION

The accommodation on the ground floor comprises a main entrance hall which has sufficient space for wheelchair turning and easy access to all other ground floor rooms. The principal adapted bedroom is located on the ground floor and features a large en-suite wet room with ceiling hoists available in both rooms if required. A second ground floor bedroom also offers an en-suite shower room and was intended for use by family members or a live in carer. In addition there are three reception rooms and a conservatory with a large kitchen/diner and a further ground floor shower room.

On the first floor there are two bedrooms with the larger bedroom having a dressing area and en-suite shower room.

#### ANNEXE BUILDING

To the rear of the property there is a covered walkway suitable for wheelchair access which leads to the annexe accommodation. This building comprises a generous living/bedroom area with fitted units and pull down double bed, a fitted kitchen and separate shower room.

#### TREATMENT & THERAPY BUILDING

Beyond the annexe building is the wheelchair accessible and purpose built therapy building. This building features a wheelchair accessible wetroom and changing area with ceiling mounted hoist, large sliding doors open into the treatment room which also features ceiling mounted hoists, sensory lighting and a hydrotherapy pool which is approximately 4ft in depth and is around 17ft x 7ft.

#### OUTSIDE

The road frontage of the property extends to around 75ft and the property sits back from the road by approximately 130ft. There is an extensive in and out driveway with a gravelled area at its centre which would accommodate parking for a significant number of vehicles, motorhome, caravan or boat. The driveway continues down the left hand side of the property and there is a lawned garden in front of the property.

The front and right hand boundary adjoins East Hanningfield and Great Burstead cricket club and is planted with tall conifer trees which provide significant privacy. The rear garden extends to approximately 150ft in depth and is predominantly lawned with a large timber shed. To the immediate rear of the property there is a large paved patio which extends into a paved pathway with a pergola extending along part of the path and which ultimately leads to the far end of the garden where there is a timber summer house with power.

#### SERVICES

Mains water, oil fired central heating, electricity and private drainage via septic tank.

- Four bedroom detached chalet with self contained annexe
- Three reception rooms and conservatory
- Ground floor bedroom with adapted en-suite wet room
- Ground floor shower room
- Overall plot of approximately 0.59 acre
- Specially adapted to be suitable for persons with physical disabilities
- 18ft kitchen/diner
- Ground and first floor bedrooms with en-suite shower
- Detached treatment and changing room with hydrotherapy pool
- in and out driveway with extensive parking facilities

## INSTRUCTIONS FOR INFORMAL TENDER PROCESS

The sellers have instructed us that the property is to be sold by way of informal tender.

Please be aware that no offer will be considered as serious unless the following instructions have been adhered to. Failure to follow these instructions will mean that your offer is invalid and will not be considered by the seller.

All offers should be submitted in writing in a sealed envelope and be received at the address detailed below **NO LATER THAN 12 noon on Monday 4th November 2024.**

Informal Tender for The Common, East Hanningfield.  
FAO Steve Wiggins, Director  
Bond Residential  
10 Maldon Road,  
Danbury,  
CM3 4QQ

**In order to submit an informal tender offer you must provide the following information in your letter.**

1. Full names, contact numbers and email addresses for all purchasers involved with the purchase. Please note that should your offer be accepted then we will need to complete ID checks before confirmation of sale documents can be issued. To complete these checks, we will require a separate email and mobile number for each individual.
2. Details regarding your financing of the purchase (e.g., cash, mortgage, sale of current property, first time buyer):
  - If you are obtaining a mortgage, please specify if it's through a direct lender or a broker.
  - If using a broker, provide their full name, contact number, and email address.
  - If you have sold an existing property then please provide details of the estate agent handling this for you.
3. Confirmation of your deposit amount along with proof (e.g. copy of bank statement or savings account screenshot).
4. If obtaining a mortgage, you must provide a copy of an agreement in principle from your lender.
5. Confirm the solicitors and individual that will act on your behalf in the transaction if agreed.
6. Please detail any timescales which are important for this transaction?
7. Confirm if there are any conditions attached to your offer other than the normal one of being "subject to contract", e.g. any fixtures and fittings to be included in the price.
8. Please confirm when you expect to be able to exchange of contracts and complete the transaction.
9. Whether your purchase is subject to a survey report.

### **IMPORTANT**

- The Seller reserves the right not to accept the highest or any of the offers received and that we, as the Agent of the Seller, have a duty to ensure that any offers received prior to the exchange of contracts for the property are reported to our client.
- Our staff will not be able to discuss any offers until the owners have reached a decision.











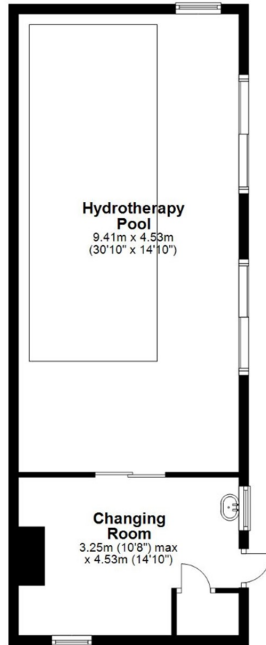




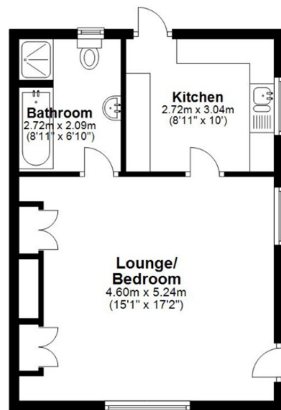




Outbuilding



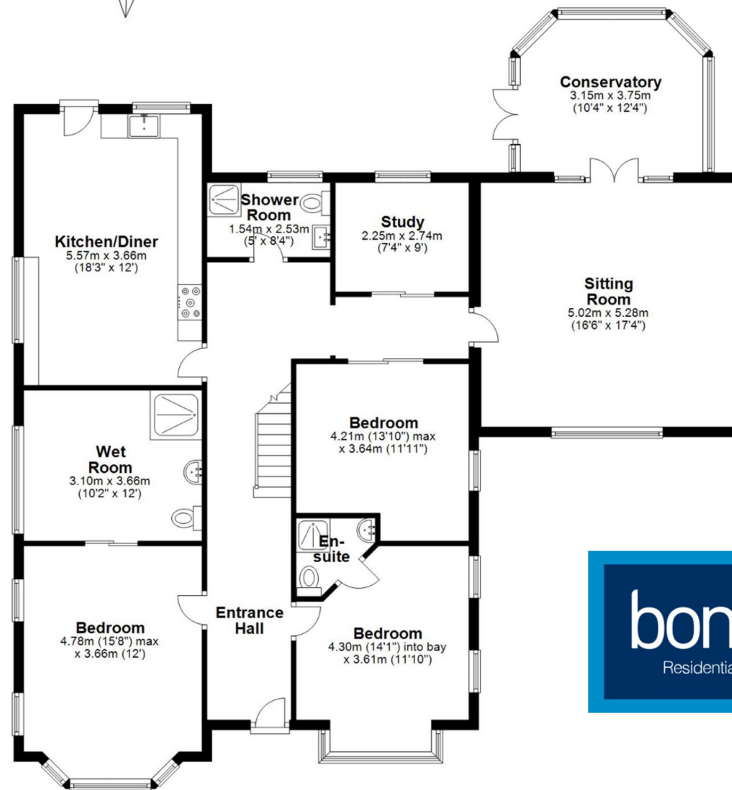
Annexe



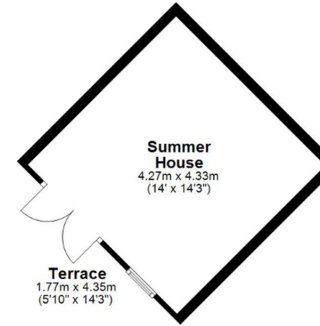
**APPROX INTERNAL FLOOR AREA**  
205 SQ M (2210 SQ FT)  
**ANNEXE/OUTBUILDINGS 142 SQ M (1520 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes.  
**Copyright Bond Residential 2024**



Ground Floor



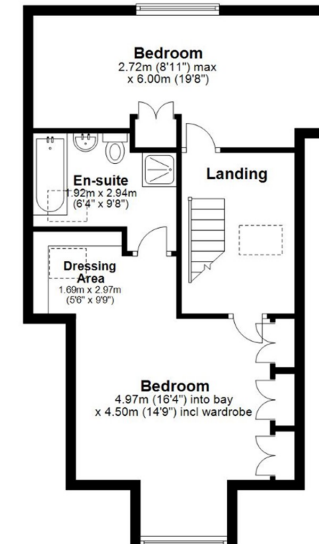
Outbuilding



Outbuilding



First Floor



10, Maldon Road,  
Danbury, Essex, CM3 4QQ  
Telephone: 01245 222856  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
B			
C			
D			61
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Standard	

