Ayers & Cruiks
COMMERCIAL

For Sale
76,230 sq ft

Land, Rectory Road, Hawkwell, SS5 4JZ

Development opportunity for four detached 4-bed houses with parking, garaging, servicing, drainage and utilities.

- Popular Residential Area in Hawkwell
- Planning for 4 Large Detached Houses
- Freehold For Sale
- Offers in excess of £850,000

www.ayerscruiks.co.uk



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Summary

- Price: Offers in excess of £850,000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

Contact & Viewings

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Chelmsford,
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CM2 6JY
Tel: 01245 202555





Description

The formerly undeveloped site received planning on the 14th November 2024 under planning reference 23/00949/FUL for the erection of 4 detached dwellings with associated parking, garaging, servicing, open space, landscaping, drainage, and utilities.
SECTION 106
There are delineated plots with then open space that a condition within the S106 is that it will be subject of a form of management agreement between the plots.
PLANNING CONTRIBUTIONS
Sport Contribution - £1,832.80
RAMS contribution - £163.86 per dwelling (Indexed linked)
Interested parties can contact the offices of Ayers & Cruiks for copies of the plans, planning permission and S106.

PLOT 1 - 242.6 sq.m (2,611 sq.ft)
Detached 4-bedroom house with3 en-suites and family bathroom. Private driveway off Rectory Road and double garage.
PLOT 2 - 218 sq.m (2,353 sq.ft)
Detached 4-bedroom house with 3 en-suites and a family bathroom. Shared private entrance road with plots 3 and 4 and double garage.
PLOT 3 - 256.5 sq.m (2,761 sq.ft)
Detached 4-bedroom house with 2 en-suites and family bathroom. Shared private road with plots 2 and 4 and attached double garage.
PLOT 4 -228.9 sq.m (2,464 sq.ft)
Detached 4-bedroom house with 3 en-suites and a family bathroom. Shared private road with plots 2 and 3 and attached double garage.

Location

This cleared site fronts Rectory Road in Hawkwell and backs onto Spruce Drive a more recent development of residential houses, primarily detached executive homes. Hawkwell is a popular residential area, surrounded by farmland and woods yet within close proximity to shops, Hockley rail station, schools and leisure facilities.

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Price

Offers in excess of £850,000

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise. Images contained within this brochure may have been digitally enhanced using artificial intelligence (AI) to improve their visual presentation. Any such enhancements are for illustrative purposes only and do not alter the physical dimensions, proportions, or structural layout of the property. Oct 2026.

Accommodation

Name	sq ft	sq m	Availability
Outdoor - Land	76,230	7,082	Available


Front Elevation
Side Elevation
Side Elevation


Rear Elevation


Ground Floor


First Floor




Millenna Homes
Land North of
Rectory Road
Hawkwell
Essex
JCN
Plot 3
Floor Plans & Elevations


Side Elevation
Front Elevation
Side Elevation

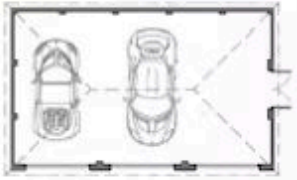

Rear Elevation

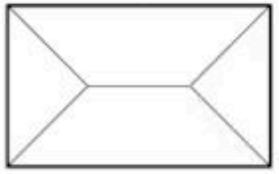

First Floor


Ground Floor


Millenna Homes
Land North of
Rectory Road
Hawkwell
Essex
JCN
Plot 2
Floor Plans & Elevations


Front Elevation
Side Elevation
Rear Elevation
Side Elevation

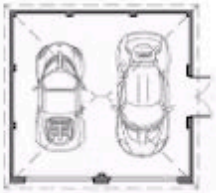

Ground Floor

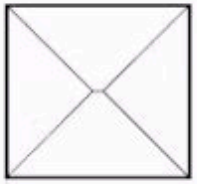

Roof Plan




Millenna Homes
Land North of
Rectory Road
Hawkwell
Essex
JCN
Plot 1 - Car Barn
Floor Plans & Elevations

Front Elevation
Side Elevation
Rear Elevation
Side Elevation


Ground Floor


Roof Plan



Millenna Hom
Land North of
Rectory Road
Hawkwell
Essex
JCN
Plot 2
Floor Plans & Elevation