



Birch Lane, Stock
CM4 9NA

CURTIS O'BOYLE

Sales & Lettings



Birch Lane, Stock

£695,000

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DEVELOPMENT OPPORTUNITY – POTENTIAL TO CREATE YOUR OWN HOME, SUBJECT TO PLANNING PERMISSION

South-facing plot measures approximately 43 metres in depth and 19 metres in width.

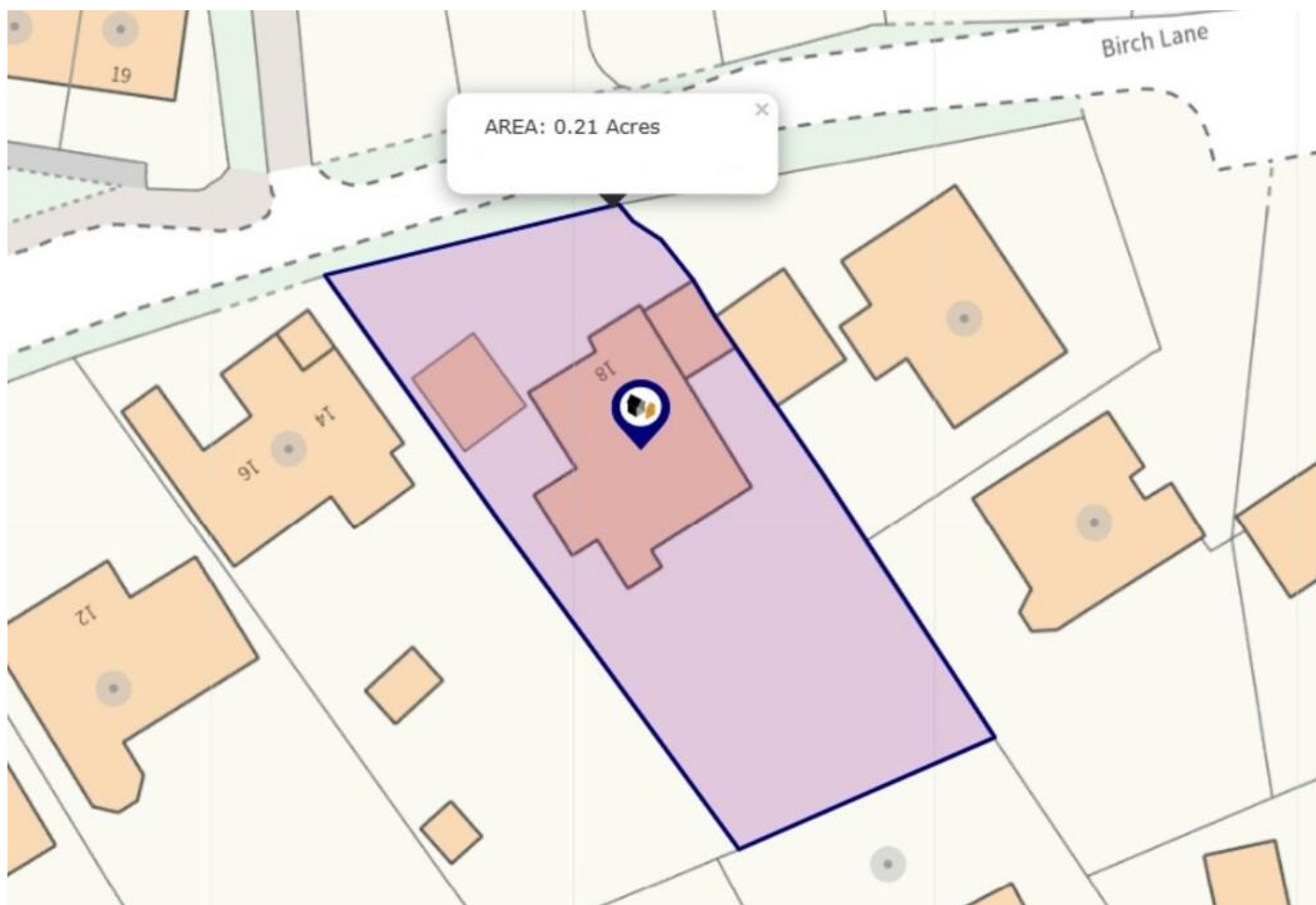
LOCATION Situated in the popular village of Stock, this property enjoys a location that combines attractive countryside surroundings with village amenities. Stock is well known for its picturesque common, historic windmill and selection of traditional public houses, including The Harvard Inn, The Hoop, The Bear and The Bakers Arms. Greenwoods Spa and Hotel is also nearby. The neighbouring village of Ingatstone offers further amenities and a railway station providing convenient links for commuters.

OVERVIEW Offering an exciting opportunity for those looking for a project or wishing to create a bespoke home, this south-facing plot measures approximately 43 metres in depth and 19 metres in width.

The existing timber-framed bungalow requires full renovation and could be refurbished, or alternatively there may be potential to demolish the current dwelling and construct a replacement property, subject to obtaining the necessary planning permission from Chelmsford City Council.

The plot currently features a variety of established trees and shrubs, together with a detached garage and an in-and-out driveway. With its generous dimensions and desirable location, the property offers scope for buyers to explore the possibilities and create a home tailored to their own requirements, subject to the relevant consents.

NOTE The potential for redevelopment has not been confirmed. Buyers should make their own enquiries with Chelmsford City Council regarding planning feasibility, permitted development and any relevant restrictions.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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