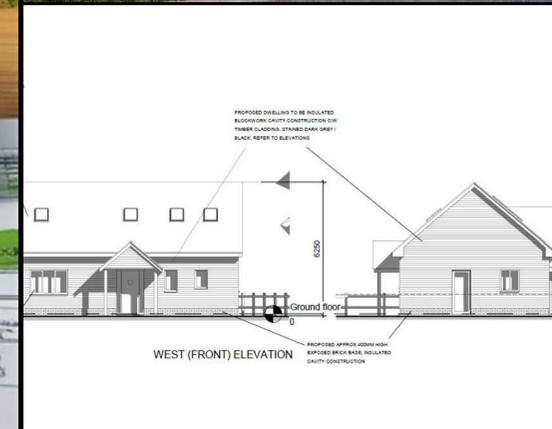
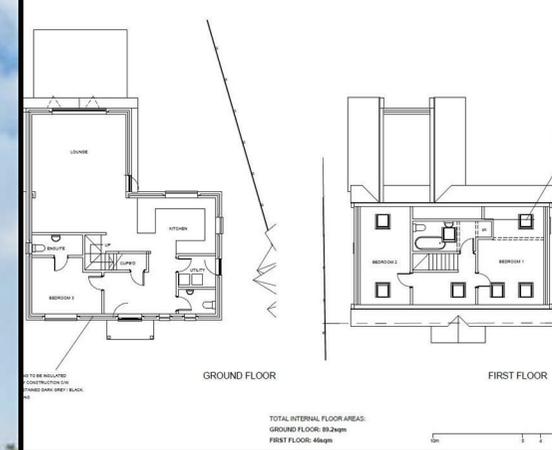


PLANNING PERMISSION

✓ APPROVED!



RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING

& PAYNE

Coxes Farm Road, Billericay
Offers In Excess Of £350,000

**** Development Opportunity **** Land with Planning Permission for a 3 Bedroom Chalet, Coxes Farm, Billericay ******

An excellent opportunity to acquire a parcel of land with granted planning permission for the construction of a well-designed three-bedroom chalet-style dwelling, situated within the highly desirable Coxes Farm area of Billericay.

This attractive plot offers the ideal setting for a bespoke family home in a peaceful semi-rural location while remaining conveniently close to local amenities, schools, and transport links. The approved plans provide for a stylish three-bedroom chalet residence, designed to maximise both living space and natural light, creating a comfortable and modern home environment.

The proposed accommodation includes spacious open-plan living areas, well-proportioned bedrooms, and a flexible layout suited to contemporary family living. The chalet design allows for generous ground floor accommodation complemented by additional bedrooms and bathroom facilities on the upper level.

Coxes Farm is widely regarded as one of the more sought-after locations within Billericay, offering a charming blend of countryside surroundings with easy access to the town centre. Billericay itself provides a range of shops, restaurants, and leisure facilities, along with a mainline railway station offering direct services into London, making it an ideal location for commuters.

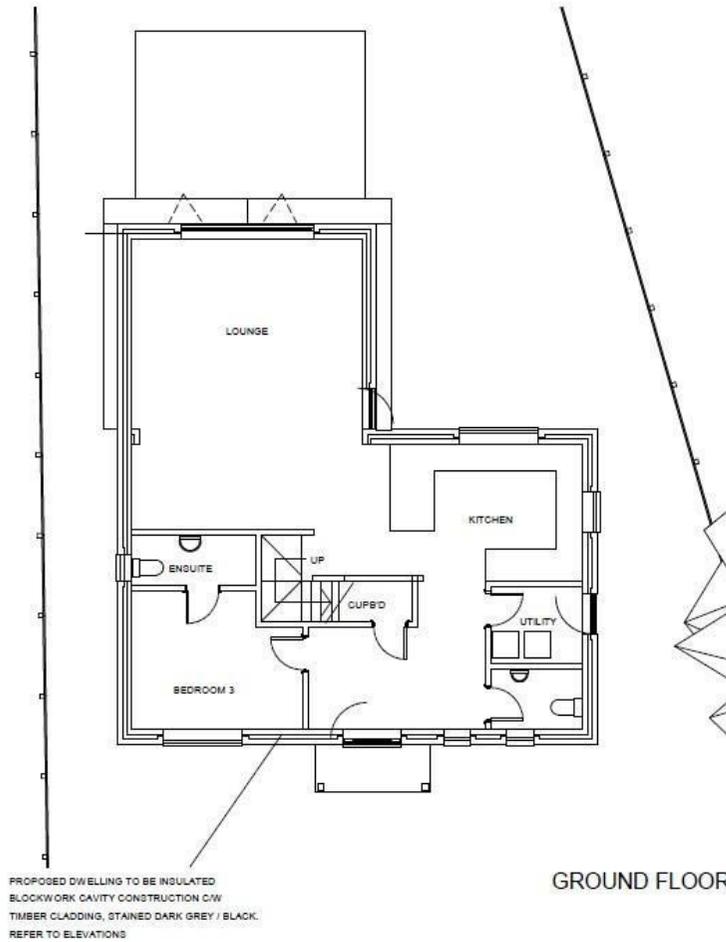
This plot represents an exciting opportunity for developers, investors, or private buyers looking to build their own home in a desirable and established residential setting.

Further details regarding the planning consent and site information are available upon request.

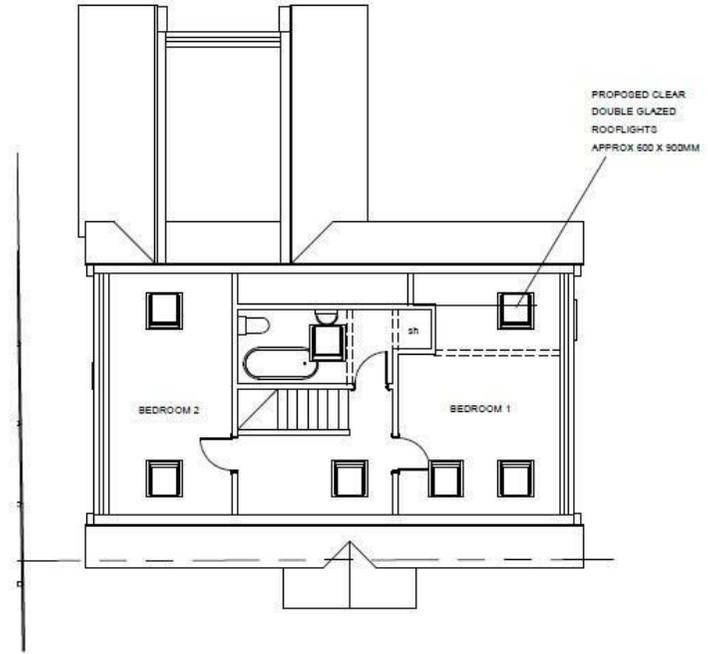


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

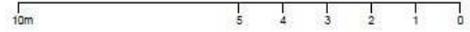


GROUND FLOOR



FIRST FLOOR

TOTAL INTERNAL FLOOR AREAS:
GROUND FLOOR: 89.2sqm
FIRST FLOOR: 46sqm



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

