

WOODLANDS, PARKHALL ROAD, GOSFIELD, ESSEX

CO9 1SQ

DEVELOPMENT OPPORTUNITY

We are delighted to present this exciting site opportunity in Gosfield, Essex. Our clients are seeking a development partner to explore the planning potential of the site. Conditional offers over £500,000 subject to planning permission will be considered.



Site Area:

Approximately 1.87 acres (Title Number: EX839915).

Current Use: C3

Retention:

The owner will retain 0.5 acres, including the existing bungalow.

For Sale:

The yellow-highlighted area on the attached map, including pig sheds and stables.

Boundaries:

The land is fenced and free of Tree Preservation Orders (TPOs).

KEY FEATURES

Planning Potential:

Located in the Braintree Borough, the site benefits from a favorable planning environment:

- o *Braintree Council has an existing local plan and a four-year land supply.*
- o *Recent nearby applications on the road have all been approved, including:*

22/03215/COUPA: Change of use to 2 residential dwellings.

22/02532/COUPA: Change of use to 1 residential dwelling.

20/00887/COUPA change of use from agricultural to 1 residential dwelling

Local Authority

- o **Council:** *Braintree Borough Council.*
- o **Recent Planning Success:** *The area has shown consistent planning approvals in the past three years.*

Accessibility

The site is situated along Parkhall Road, Located just outside of Gosfield .

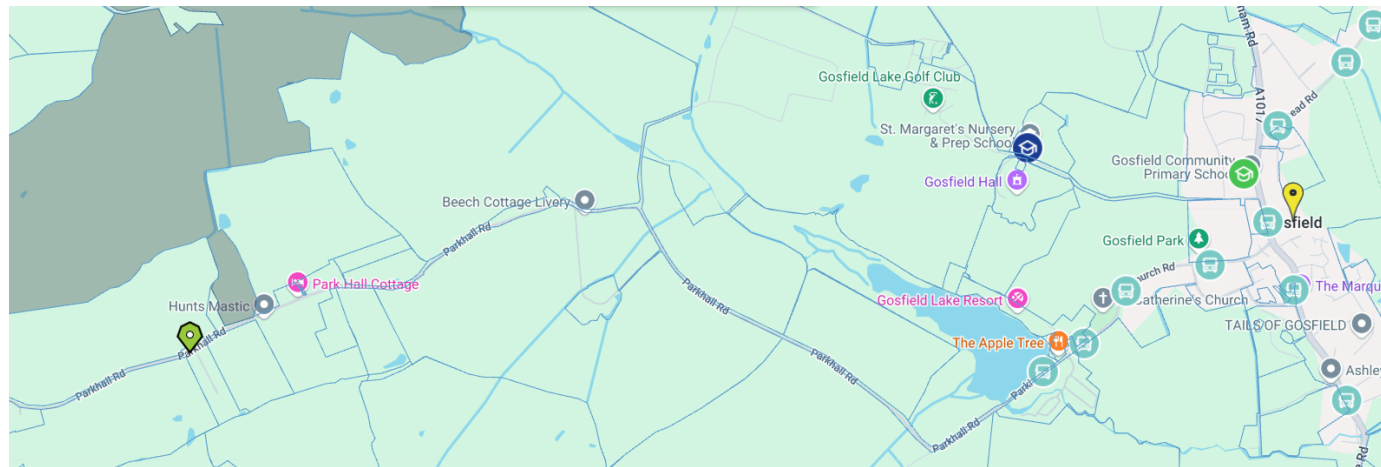
Gosfield is nestled in the heart of rural north Essex and offers a range of excellent local amenities, including a vibrant community shop, a popular pub, a microbrewery, Gosfield Lakes and a Golf Club.

The nearest Train station is Braintree which is 5 miles away



Other Information

- Plot size approximately 171 metres Length x 38 metres Width
- Building 1 previously used as pig sheds, low level with tin roofs
- Building 2 Higher roof level used as workshops with power
- Stables currently used as store
- The owner has agreed to demolish the double garage to provide a private driveway to the rear plots
(Subject to Planning)



Utilities

- On site sewage system managed by septic tanks
- Electric supply to the old pig sheds and workshops



DEVELOPMENT

Opportunities

CONTACT ME

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