



## DESCRIPTION

Planning permission has been granted for three homes: two new detached properties (a 4-bedroom and a 3-bedroom) under EPF/0172/24, and the conversion of an existing Class Q agricultural building into an additional 3-bedroom detached home under EPF/2385/24. The landowner has worked closely with their architect to ensure that all pre-commencement conditions will have been discharged by completion of a sale.

## LOCATION

Abbess Roding is a charming village in rural Essex, surrounded by open farmland and beautiful countryside, offering a peaceful and scenic setting. The location is highly convenient, with Ongar just a 10-minute drive away and Great Dunmow only 7 minutes from the site, both providing a wide range of shops, amenities, and transport links.

## FREEHOLD DEVELOPMENT OPPORTUNITY

- > All **pre-commencement planning conditions** will be discharged by the vendor.
- > No **CIL** or **S106** contributions for a buyer to pay.
- > Ongar is just a **10-minute** drive from the site, and Dunmow is a **7-minute** drive away.
- > Planning permission has been granted for three homes: **two new builds** and **one Class Q conversion**.
- > Local authority: **Epping Forest District Council**.
- > Surveys to be **supplied upon request**.
- > GCS Properties are inviting offers in excess of **£800,000** for the freehold.

## GEORGE GRENFELL

✉ 07595 908293  
✉ George.grenfell@gcsproperties.co.uk

## CHARLES GRENFELL

✉ 07429 572303  
✉ Charles.grenfell@gcsproperties.co.uk

## PROPOSED SITE PLANS

### EPF/0172/24

1x 3-bedroom and 1x 4-bedroom new builds.



### EPF/2385/24

Conversion of existing class Q building to provide a 3-bedroom house.



## SCHEDULE

Plot Type	Bedrooms	GIA (Sqm)	GIA (Sqft)
Detached House	3	102	1,098
Detached House	4	142	1,528
Conversion	3	118	1,270
		<b>362</b>	<b>3,896</b>

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## PLANNING PERMISSION

**EPF/0172/24:** Construction of two new detached homes – 1x 4-bedroom and 1x 3-bedroom houses.

**EPF/2385/24:** Conversion of an existing Class Q agricultural building into a further 3-bedroom detached home.

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the GCS Properties team.

## ACCESS

Access can be arranged with a member of the GCS Properties team.

## SERVICES

The new properties will operate on septic tanks, with new connections for water and electricity required to be brought in. The vendor will provide easements should the purchaser require access over any part of his freehold. Searches to show exact locations.

## FINANCIAL CONTRIBUTIONS

No CIL or S106

## VAT

VAT is not applicable.

## TENURE

Freehold with new titles being formed upon completion.

## TERMS

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