



Crays Hill Road, Crays Hill, Billericay

Offers Over £200,000

- PLANNING FOR 3 BED DETACHED BUNGALOW
- OPEN ASPECT TO REAR
- WALKING DISTANCE OF LOCAL SHOP
- PLANNING 23/01099/FULL
- FINAL STRUCTURAL PLAN BY SEP NEGOTIATION
- SEMI-RURAL LOCATION
- SOUTHERLY REAR GARDEN
- EASY ACCESS OF BILLERICAY AND WICKFORD
- SOIL TEST RESULTS BY SEP NEGOTIATION

DEVELOPMENT OPPORTUNITY IN CRAYS HILL, PLANNING PASSED FOR A 3 BEDROOM DETACHED BUNALOW IN SEMI-RURAL LOCATION CLOSE TO LOCAL SHOPS AND EASY ACCESS OF BOTH WICKFORD AND BILLERICAY TOWN CENTRES, SOUTH/WESTERLY ASPECT. Situated in this pleasant semi-rural location within easy access of both Wickford and Billericay is this development opportunity. With SOUTH/WESTERLY plot benefitting from planning consent for a 3 bedroom detached bungalow. The plans include Lounge, Kitchen/Diner, 3 Bedroom and Bathroom. Plans are available upon request or can be viewed at Basildon Planning Portal [PLANNING 23/01099/FULL](#) .



Council Tax Band:



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

PLANNING FOR 3 BED
DETACHED BUNGALOW

SEMI-RURAL LOCATION

OPEN ASPECT TO REAR

SOUTHERLY REAR
GARDEN

STRUCTURAL DRAWINGS
& SOIL TEST RESULTS
AVAILABL

WE UNDERSTAND FINAL
STRUCTURAL DRAWINGS
AND SOIL INVESTIGATION
RESULTS ARE AVAILABLE BY
SEPARATE NEGOTIATION
VIA MUNDAY AND CRAMER
TO SPEED THE
CONSTRUCTION PROCESS.

WALKING DISTANCE OF
LOCAL SHOP

EASY ACCESS OF
BILLERICAY AND
WICKFORD

PLANNING 23/01099/FULL



PROPOSED SIDE ELEVATION

1:100



BASILDON BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) Order 2015

To: Mrs Julie Woolman
Munday + Cramer
39 Knight Street
South Woodham Ferrers
Chelmsford
CM3 5ZL
United Kingdom

For: Mrs Jane Linnett
Denby Lodge
Crays Hill Road
Billericay
Essex
CM11 2YR

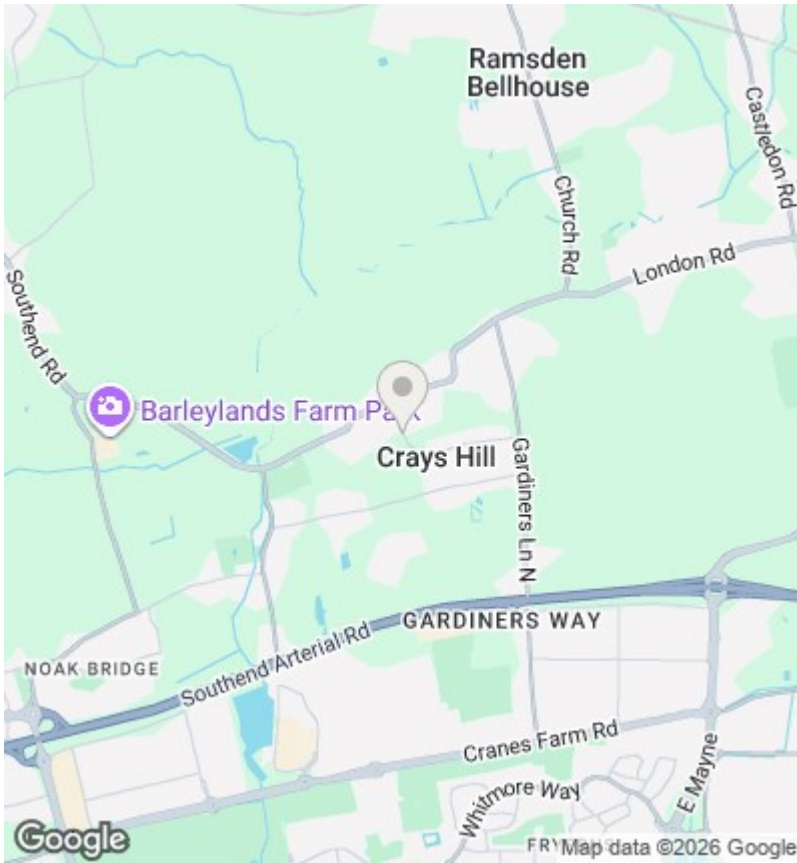
In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

Variation of condition 2 (approved plans) of approved planning reference 23/01099/FULL to allow for the relocation of plots to allow existing bungalow to be occupied during construction.

On land at

**Denby Lodge
Crays Hill Road
Billericay
Essex
CM11 2YR**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-



EPC Rating:

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