

NO ONWARD
CHAIN



RONA
SALES & LETTINGS

Lyndhurst Cranfield Park Road, Wickford
£425,000

- Planning permission granted to erect a five bedroom semi detached home
- Approx. 0.26 of an acre plot
- Conveniently located for A127 and access into London

The opportunity has arisen to acquire this three bedroom semi detached home, occupying a generous plot. Planning permission has been granted to demolish the existing dwelling and replace with a two story semi detached five bedroom home, incorporating second floor accommodation to the roof space.



REAR ELEVATION - west

lucerne



**PROPOSED BLOCK PLAN
1:500**



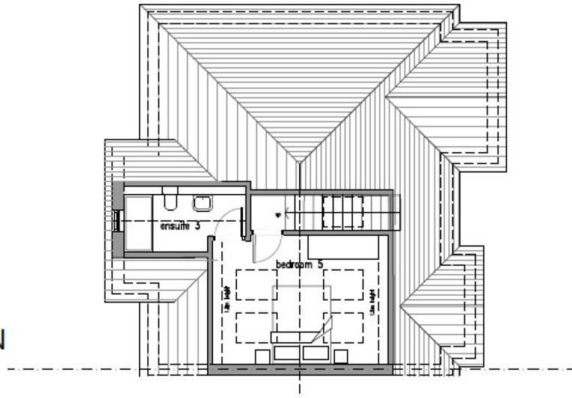
GROUND FLOOR PLAN



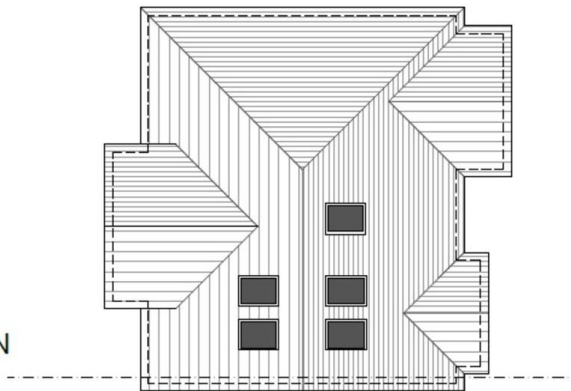
FIRST FLOOR PLAN

The opportunity has arisen to acquire this three bedroom semi detached home, occupying a generous plot. Planning permission has been granted to demolish the existing dwelling and replace with a two story semi detached five bedroom home, incorporating second floor accommodation to the roof space. The current dwelling would in our opinion require total refurbishment, therefore any buyer looking to build their own home can take full advantage of the recently granted permission. Full plans can be viewed on the Basildon Planning Portal under the application number 20/01355/FULL. The overall plot is approximately 0.26 of an acre and is located conveniently for the A127 and access into London. Available with no onward chain.

LOFT PLAN



ROOF PLAN



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Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Regulated by RICS

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