

FOR SALE

Guide Price £900,000 Freehold



## Fair Banks, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL

- THREE BEDROOM DETACHED
- 1.6 ACRE PLOT (STLS)
- DOUBLE GARAGE
- FULL PLANNING PERMISSION GRANTED
- IN NEED OF FULL UPDATING AND MODERNISATION
- GUIDE PRICE £900,000 - £925,000
- APPROX 1,485 SQFT PROPERTY
- RURAL SETTING
- TWO RECEPTION ROOMS
- PLANNING APPROVED: 24/01782/FUL & 24/01787/FUL





## PROPERTY DESCRIPTION

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Balch are proud to offer this exceptional opportunity to acquire a charming three-bedroom detached house set within a generous 1.6-acre plot in the highly sought-after village of Great Leighs. This property boasts a rare combination of spacious living accommodation, a peaceful rural setting, and full planning permission granted, offering immediate development potential for those looking to create their dream home or investment project.

Situated down a picturesque horse shoe driveway, this home provides excellent privacy and ample parking, leading to a substantial double garage – ideal for multiple vehicles or additional storage. The expansive grounds offer endless possibilities for landscaping, outdoor pursuits, or equestrian use, perfectly complementing the tranquillity of the countryside surroundings.

Inside, the property comprises two well-proportioned reception rooms that provide flexible living spaces, ideal for relaxing, entertaining, or creating a dedicated home office area. The three bedrooms offer comfortable accommodation, while the single bathroom serves the needs of the household. Although the home is in need of full updating and modernisation, this presents a fantastic blank canvas for those eager to add their own personal touch and enhance the property's true potential.

The granted full planning permission significantly adds to the appeal of this residence, making it an outstanding opportunity for developers, growing families, or anyone seeking a unique property with immediate scope for improvement and expansion. The potential to reimagine this space according to your vision and requirements is truly exciting, with the existing footprint and plot size providing ample flexibility.

Located in the charming village of Great Leighs, this property benefits from a peaceful rural environment while still being conveniently accessible to local amenities, transport links, and nearby towns. The community atmosphere, natural beauty, and excellent schooling options make it an ideal location for families and individuals alike who appreciate country living without sacrificing convenience.

To summarise, this three-bedroom detached house offers a rare blend of substantial land, a sought-after rural location, plentiful living space, and the invaluable advantage of full planning permission, all ready for immediate development. Whether you are looking to create a bespoke family home, expand the existing property, or develop the land, this Great Leighs gem represents a fantastic investment in a prime area.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Porch

9' 8" x 3' 8" (2.95m x 1.12m)

#### Living Room

16' 7" x 12' 5" (5.05m x 3.78m)

#### Dining Room

13' 5" x 11' 1" (4.09m x 3.38m)

#### Utility Room

9' 5" x 9' 9" (2.87m x 2.97m)

#### Kitchen/Diner

18' 5" x 10' 7" (5.61m x 3.23m)

#### Lean To

6' 5" x 23' 8" (1.96m x 7.21m)

#### W/C

4' 6" x 6' 3" (1.37m x 1.91m)

### First Floor

#### Principal Bedroom

15' 2" x 12' 5" (4.62m x 3.78m)

#### Second Bedroom

13' 6" x 12' 5" (4.11m x 3.78m)

#### Third Bedroom

7' 2" x 8' 4" (2.18m x 2.54m)

#### Family Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

### Externally

Double garage: 18' 8" x 19' 6" (5.69m x 5.94m)

W/C: 3' 1" x 5' 1" (0.94m x 1.55m)

1.6 acre plot with a pond, multiple sheds, horseshoe driveway.

### Agent Notes

Full planning details available upon request.

Broadband -

Council Tax Band - F

EPC - F

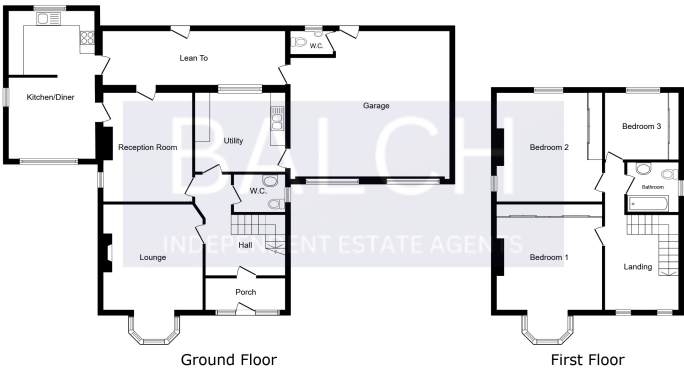
### Viewings

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC



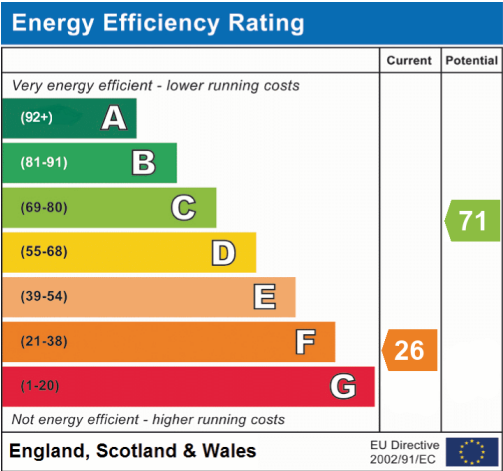
2 Proposed First Floor Plan  
Scale: 1:100



1 Proposed Ground Floor Plan  
Scale: 1:100



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



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