



Land at Wynbarns Farm 148 Chelmsford Road
Shenfield
£500,000

MEACOCK & JONES

Land at Wynbarns Farm 148 Chelmsford Road, Shenfield, Essex, CM15 8RT

Exceptional Building Plot with Full Planning Permission for a Substantial Detached Family Home

A rare opportunity to acquire an individual building plot in Shenfield with full planning permission already granted for the construction of an impressive detached two-storey dwelling, together with the formation of new vehicular accesses serving both the proposed house and No. 148 Chelmsford Road.

Planning permission was granted by Brentwood Borough Council under reference 25/00875/FUL, with the approved proposal of the construction of detached two storey dwelling and formation of new vehicular accesses to proposed dwelling and No. 148 Chelmsford Road.

The plot occupies an established position on Chelmsford Road, Shenfield, surrounded by mature greenery and existing residential properties. The site is well placed for Shenfield's amenities, schools and transport connections.

The Approved House

The approved plans provide for a handsome, traditionally influenced detached residence with an imposing symmetrical appearance. Architectural detailing includes a red-brick façade, pitched tiled roof, prominent gables, decorative bargeboards, feature entrance canopy and bay windows, creating the character of an established Shenfield family home.

Internally, the proposed accommodation has been designed around modern family living. A central reception hall gives access to a separate sitting room and dining room, while the principal feature is the substantial open-plan kitchen/family room, conceived as the social heart of the house. The kitchen/family room offers a generous dining area and family seating space, with extensive glazing and

doors opening directly onto the rear terrace and garden.

Further ground-floor accommodation includes a utility room, cloakroom and gym/study, providing considerable flexibility for home working, exercise or an additional reception space.

The first floor is arranged around a central landing and provides four bedrooms. The principal bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a separate family bathroom.

Externally, the approved scheme provides a new vehicular access and private frontage, though the CGI images should of course be regarded as illustrative rather than a specification of finishes.

Location

One of the principal attractions is the combination of a sizeable individual building opportunity with a highly convenient Shenfield setting. Shenfield railway station provides Elizabeth line and Greater Anglia services, while Shenfield Broadway offers a comprehensive selection of shops, cafés, restaurants and everyday amenities.

For families, the property is conveniently placed for highly regarded local schooling, including St Mary's Church of England Primary School and Shenfield High School, together with the wider choice of schools available throughout Shenfield and Brentwood.

Planning

Planning Reference: 25/00875/FUL

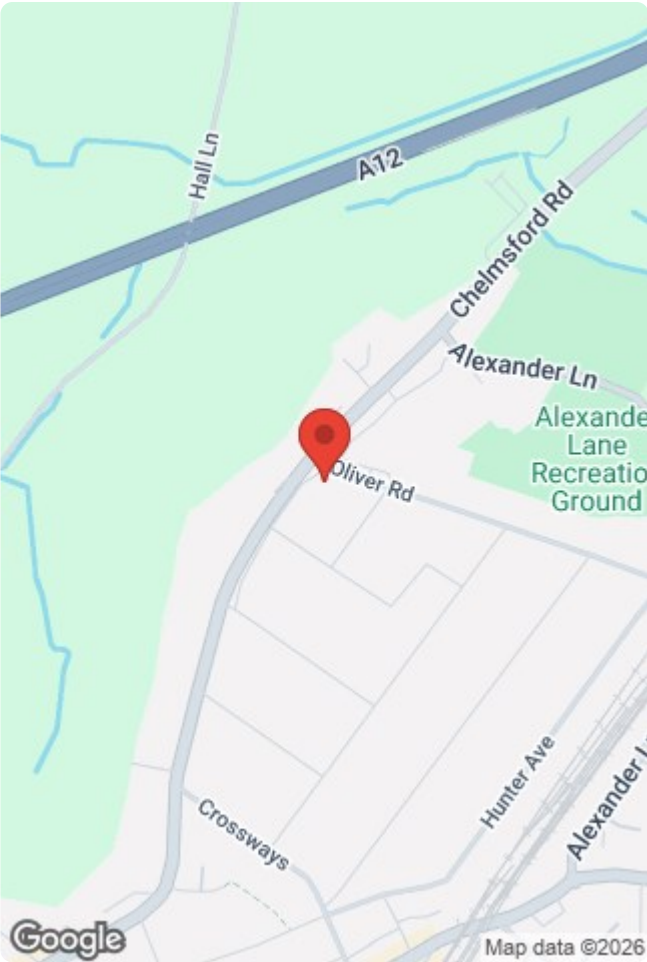
Site: Wynbarns Farm, 148 Chelmsford Road, Shenfield, Essex CM15 8RT

Permission: Full Planning Permission – Granted

Proposal: Construction of detached two-storey dwelling and formation of new vehicular accesses to the proposed dwelling and No. 148 Chelmsford Road

Prospective purchasers should satisfy themselves as to the planning permission, approved drawings, planning conditions, services, boundaries, access arrangements and all other matters relevant to their intended development before exchange of contracts. CGI images are for illustrative purposes only.

Agent's Note



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

