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**ASPIRE**



## **Hackmans Lane, Chelmsford Asking price £350,000**

Aspire Estate Agents are delighted to offer this exceptional 2.25-acre parcel of land, set in one of Purleigh's most desirable semi-rural locations. Asking Price - £350,000 -

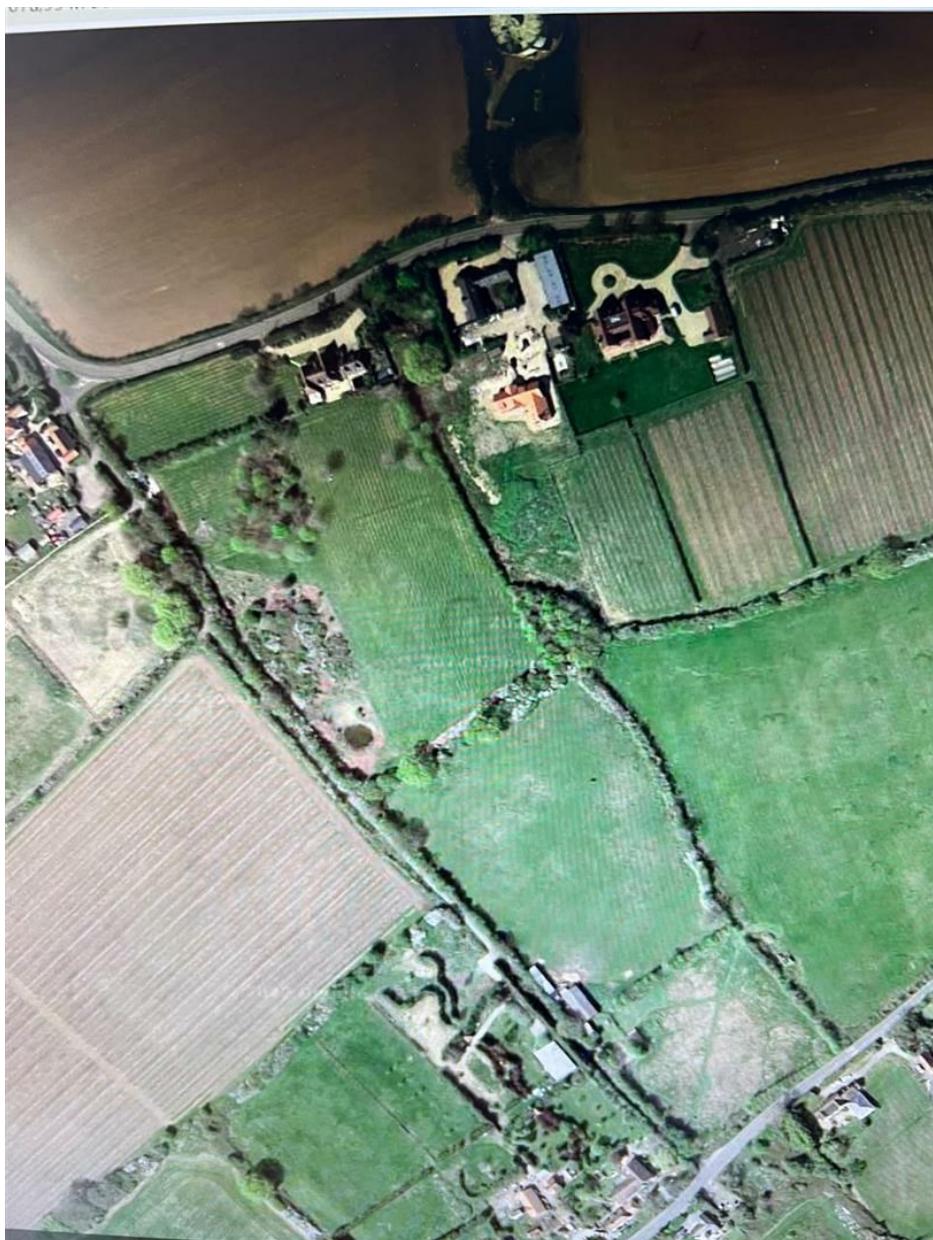
Accessed via a private road with its own private entrance, the land enjoys a peaceful and discreet setting, surrounded by open green fields and rolling countryside. The position offers breathtaking, uninterrupted views in every direction, creating a rare sense of space, privacy, and tranquillity.

The plot is well maintained and sits amongst an area of high-value neighbouring homes, with several nearby properties achieving multi-million-pound sale prices, underlining the quality and prestige of the location. This makes the land particularly appealing for those seeking a premium setting with strong long-term potential.

Despite its idyllic rural feel, the land remains well connected, with North Cambridge, South Woodham Ferrers, and Althorne stations all within easy reach, along with a selection of highly regarded local schools rated Good by Ofsted.

A rare opportunity to acquire a substantial and beautifully positioned piece of land in a sought-after Essex village location—ideal for buyers looking for privacy, outlook, and exclusivity, all within reach of Chelmsford and surrounding commuter links.





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 <sub>2</sub> ) Rating			
Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.