





## Land at Tysea Hill, Stapleford Abbots, RM4 1JU

Offered for sale is this fantastic development opportunity to convert a spacious agricultural barn into a habitable dwelling, which sits on a semi-rural plot of almost 1/2 an acre (0.41 stls) and has pleasant views across open farmland. Plans have been passed for construction of a detached bungalow with parking, with living accommodation in the region of 1400 sq.ft, comprising of three bedrooms, two bathrooms and an open-plan living / kitchen / diner. Planning information can be viewed on the Epping Forest planning website – planning reference EPF/0637/23

Whilst being in a semi-rural setting the property still has convenient access into Brentwood Town Centre, just a short drive of under 4 miles where you have high street shopping and mainline train services into London, plus Theydon Bois and Epping both around 6.7miles away, where you will find Central Line stations.

Guide Price £350,000

### **SERVICES:**

Local Authority: Stapleford Abbots  
Council tax band:  
Post code: RM4 1JU

### **VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

### **OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)