



Countrywide  
Land & New Homes

# Pipps Hill Farm, Billericay, CM11 2UJ

## Development Opportunity

For Further Information please contact Highfield member:

[Ben@highfield-investments.co.uk](mailto:Ben@highfield-investments.co.uk)

[Sam.murphy@highfield-investments.co.uk](mailto:Sam.murphy@highfield-investments.co.uk)

020 8194 0844



## Summary

- Freehold Development Opportunity
- Planning permission has been granted for the erection of 7 new build houses and retention of the existing original dwellinghouse
- Proposed GIA 603.8 sqm/6,500 sqft
- Within close proximity to Basildon Railway Station providing direct services to Liverpool Street Station
- Nearby amenities include Tesco, Marks & Spencer and Boots
- The existing house is available at Offers in Excess of £550,000
- The land with planning consent is available at Offers in Excess of £750,000
- Offers in Excess of £1,300,000 for the entire freehold interest are also invited

## Description

The site is set within the greenbelt and currently comprises a single residential dwelling and greyhound kennel. The site is within close proximity to Summerhill Garden Centre and a Driving Range. The wider area of Crays Hill is characterised by relatively modern bungalows, with a wide range of amenities found in Mayflower Retail Park.

Planning permission has been granted under reference: 23/01423/FULL by Basildon Council for the demolition of the existing buildings (existing dwellinghouse retained) and the construction of 7 luxury houses with associated landscaping, access, car parking and refuse provision.

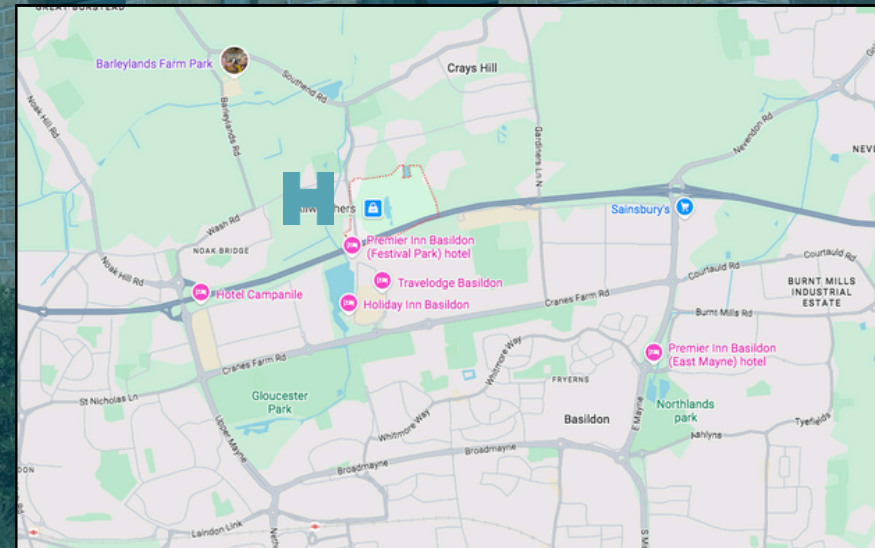
## Proposed Schedule of Accommodation

Units	Beds	Type	GIA (m2)	GIA (sqft)
1	3	House	95.19	1,025
2	3	House	95.19	1,025
3	4	House	97.5	1050
4	2	House	79	850
5	2	House	79	850
6	2	House	79	850
7	2	House	79	850
<b>Total</b>			<b>603.8</b>	<b>6,500</b>

## Location

The site sits just north of Basildon, within the county of Essex and is very well located for access to local services and open green spaces. Basildon town centre has a variety of high street stores as well as shops and coffee houses in the open-air East Walk and Town Square. Retail parks in the local area include Eastgate Shopping Centre and Mayflower.

Transport services located close to the site include local bus services in Crays Hill and nearby rail stations at Basildon, Wickford, and Billericay, providing road and train links to London and surrounding Essex towns.





### Proposed Site Location Plan



## Terms

Highfield are inviting the following:

Offers in Excess of £550,000 for the existing freehold house.

Offers in Excess of £750,000 for the land with planning.

Offers in Excess of £1,250,000 for the entire freehold interest.

## Tenure

Freehold.

## Financial Contributions

We understand there are no CIL or S106 payments required.

## VAT

We have been advised that VAT is not applicable to this transaction.

## Access

Access to the site is available by prior appointment. Please call a member of the Highfield team to arrange.

## Further Information

Please contact a member of the Highfield team for further information. Pictures, floorplans and planning documents are available on request.

## Contact



### Sam Murphy

sam.murphy@highfield-investments.co.uk  
020 8194 0844

### Ben Runciman

ben@highfield-investments.co.uk  
020 8194 0844

### Countrywide

Land & New Homes

### Paul Curtin

paul.curtin@countrywide.co.uk  
07917 816371

### Steve Harris

steve.harris@countrywide.co.uk  
07763 215392

[highfield-investments.co.uk](https://www.highfield-investments.co.uk)

Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.