



# Woodlands

Ongar Road, Kelvedon Hatch, Essex





BNP PARIBAS GROUP





Grade II listed property with a range of buildings, all in need of renovation, in 5.82 acres of grounds.


This rarely available woodland plot extends to almost 6 acres, and is sold as seen.


**2 RECEPTION ROOMS**


**2-3 BEDROOMS**


**1 BATHROOM**


**GARAGING BARN OUTBUILDING**

**5.82 ACRES**

**FREEHOLD**

**RURAL/ VILLAGE**

**1,612 SQ FT**

**GUIDE PRICE £900,000**



The property

Traditional 16th century timber framed cottage with later 20th century additions, Woodlands is Grade II listed and believed to be one of the oldest properties in the village. In need of renovation and set back from the road with a long driveway and gated approach, the property is being ‘sold as seen’, which includes a variety of old barns and buildings that are scattered throughout the wooded plot that totals almost 6 acres.

Due to the overall condition of the property, it is being assumed the property is currently unlikely to be mortgageable and therefore is available to cash purchasers only. There have been no investigations into the potential planning prospects of the property and therefore buyers must make their own enquiries with the local authority.

The property is subject to probate, which has been applied for but not yet granted, as of 30th September 2025.

Location

Woodlands occupies a convenient position in a semi-rural location almost equidistant between the delightful market towns of Ongar and Brentwood. Local amenities including a convenience store and pub are available in the village. There is an excellent range of shops and amenities at Chipping Ongar including a Sainsbury’s supermarket and a variety of banks, traditional shops, pubs and restaurants. Brentwood to the south has a more comprehensive range of shopping and recreational facilities together with the renowned Brentwood School. Other notable schools within easy reach include King Edward Grammar School, Chelmsford County High School for Girls, New Hall, Felsted School and St. Nicholas School at Old Harlow. The property is well located for the commuter seeking good access to London.

There are mainline and the Elizabeth Line stations at Shenfield and Brentwood and nearby tube lines at Epping. Road access to the M25 is to the west of Brentwood and the M11 to the south of Harlow.





## Rights of way & restrictions

According to the Brentwood District Council website, the property is not restricted by any TPO's and does not fall in a conservation area. There are no footpaths or bridle ways through the land.

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these particulars or not.

### Distances

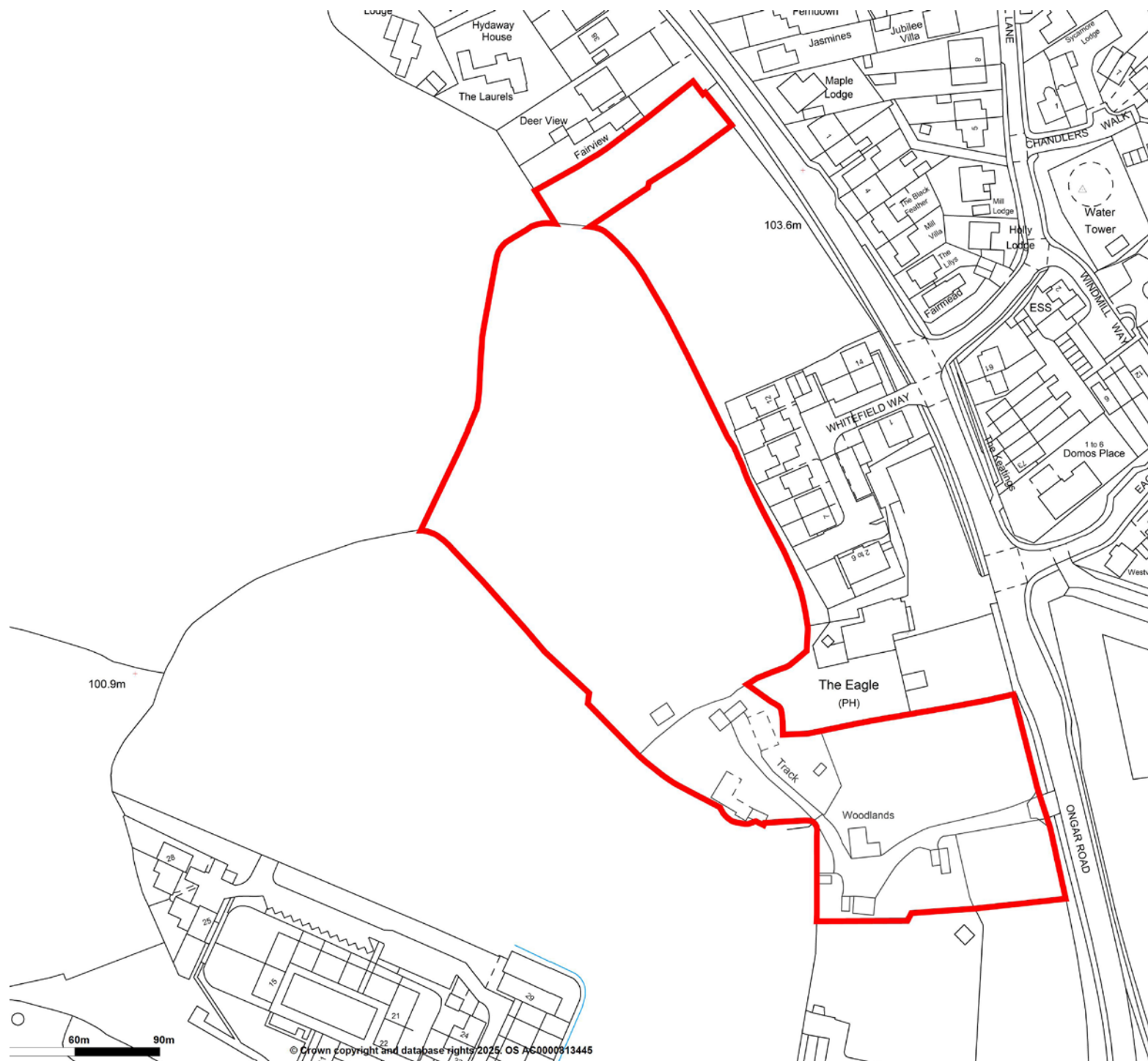
- Ongar 3.5 miles
- Brentwood 4 miles
- Shenfield 4.6 miles
- Chelmsford 12.5 miles

### Nearby Stations

- Brentwood
- Shenfield - Mainline & Elizabeth Line
- Epping - Central Line

### Nearby Schools

- Kelvedon Hatch Community Primary School
- Brentwood School
- Brentwood County High School
- Shenfield High School
- King Edward VI Grammar School
- Chelmsford County High School for Girls





The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Floorplans

Main House internal area 1,612 sq ft (150 sq m)  
 Garage internal area 642 sq ft (60 sq m)  
 Outbuildings internal area 3,124 sq ft (290 sq m)  
 Total internal area 5,378 sq ft (500 sq m)  
 For identification purposes only.

## Directions

CM15 0AA

**what3words:** ///placed.fries.loose - brings you to the driveway

## General

**Local Authority:** Brentwood Borough Council

**Services:** Mains electricity, water and drainage. No central heating. We are currently unsure if any of the heating or electrics are in working order.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** G

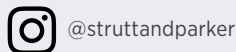
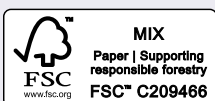
## Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

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