

Hamberts Farmhouse and Farmyard Burnham Road

| South Woodham Ferrers | CM3 5QN |

Lambert
Smith
Hampton

FOR SALE - Commercial / residential development opportunity (STPP)

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Summary

- ✓ Farmhouse and Farmyard (available as separate lots)
- ✓ Commercial / residential development opportunity (STPP)
- ✓ Prominent location
- ✓ Farmyard within wider residential led allocation
- ✓ Farmhouse approx. 2,890sq ft (268sq m) (GIA) on 0.64 acre
- ✓ Farmyard on 1.11 acres
- ✓ Sainsbury's Supermarket & Medical Centre approx. 450m
- ✓ South Woodham Ferrers Train Station approx. 0.5 miles





Sainsbury's Supermarket, Burnham Road



River Crouch



Medical Centre, Burnham Road

Description

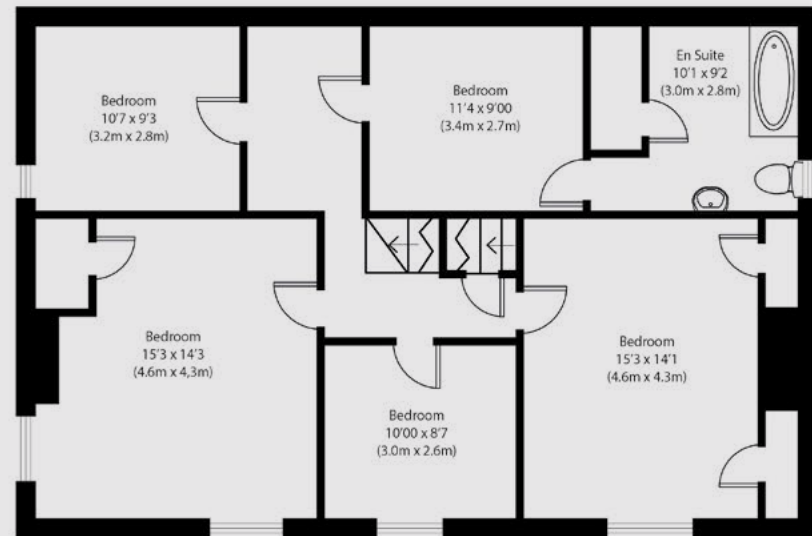
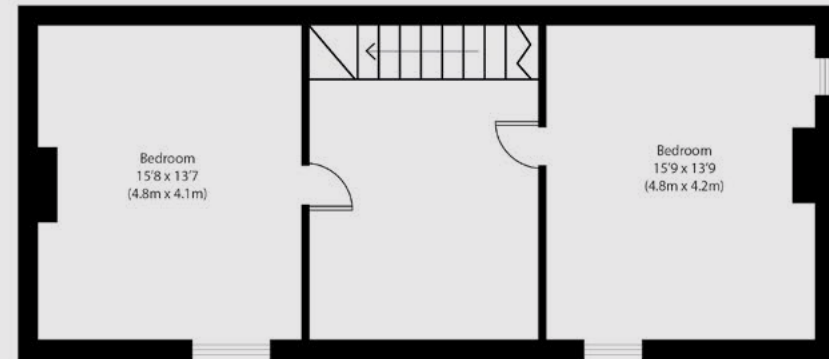
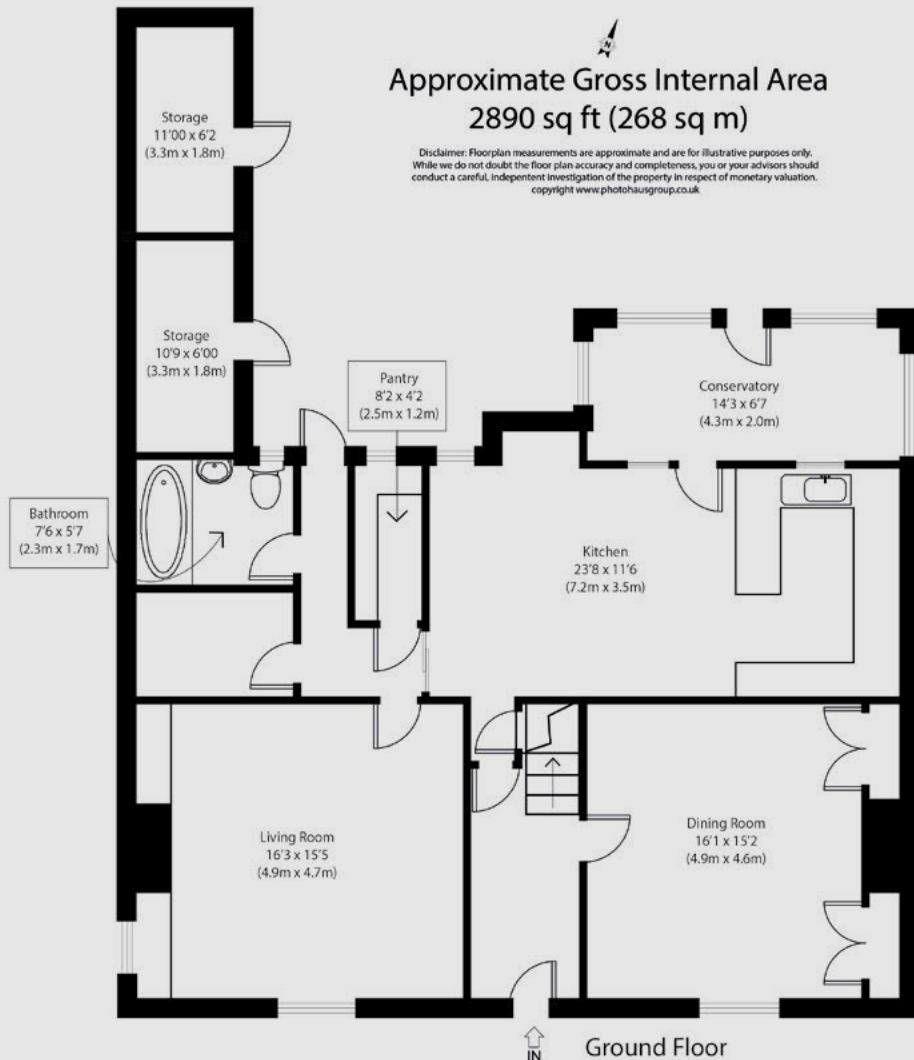
✓ The Farmyard extends to approx. 1.11 acres, and has a mixture of modern and traditional barns. Two of the barns are locally listed – the cartlodge facing Burnham Road, and the L shaped brick built dairy. The Farmyard has two independent access on to the Burnham Road (one currently shut).

✓ Hamberts Farmhouse is an attractive detached house of approx. 2,890sq ft (GIA) dating from the eighteenth or early nineteenth century. It lies on a plot of approx. 0.64 acres with generous grounds, and benefits from a private vehicular access on to Burnham Road. At ground floor are three reception rooms, (plus storage rooms) and bathroom, at first floor are 4 / 5 bedrooms and bathroom, and at second floor two further rooms. Within the grounds is a former granary. The farmhouse requires full refurbishment, and there maybe potential (STPP) for development to the side.





Farmhouse floor plan





Farmyard



Farmhouse





Location

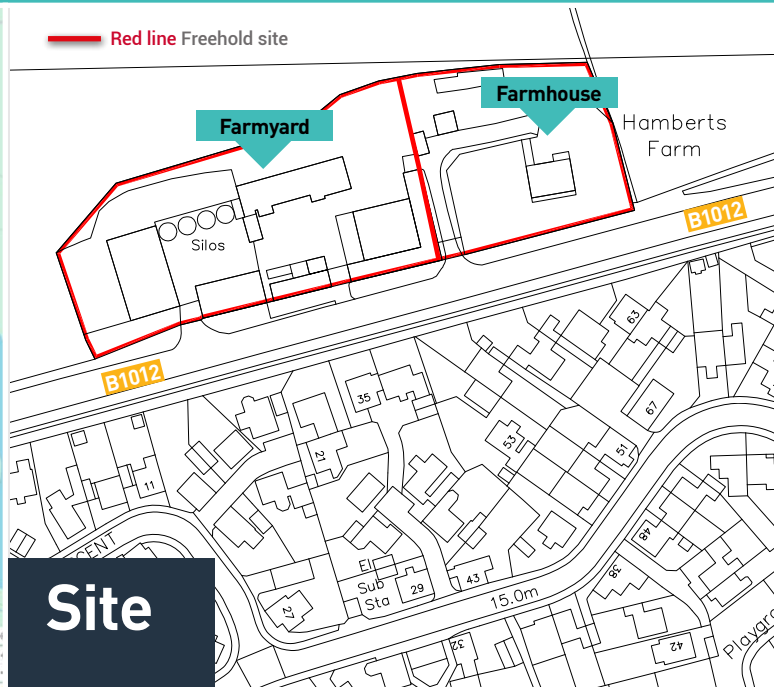
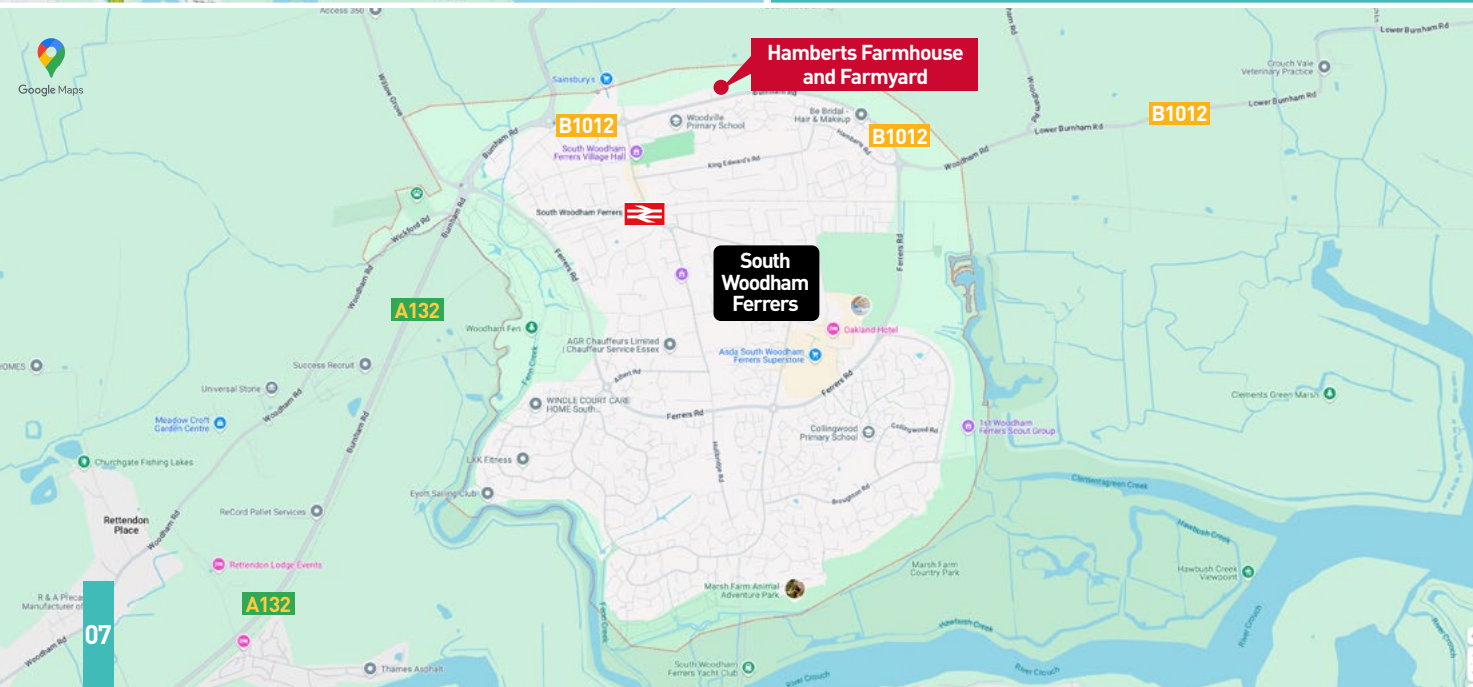
South Woodham Ferrers is well located for access to Basildon, Chelmsford, and Wickford, and has a rail station (services to London Liverpool Street direct, or changing at Wickford with services from around 50 minutes).

To the south of South Woodham Ferrers is the River Crouch, with attractive countryside including Marsh Farm Country Park.

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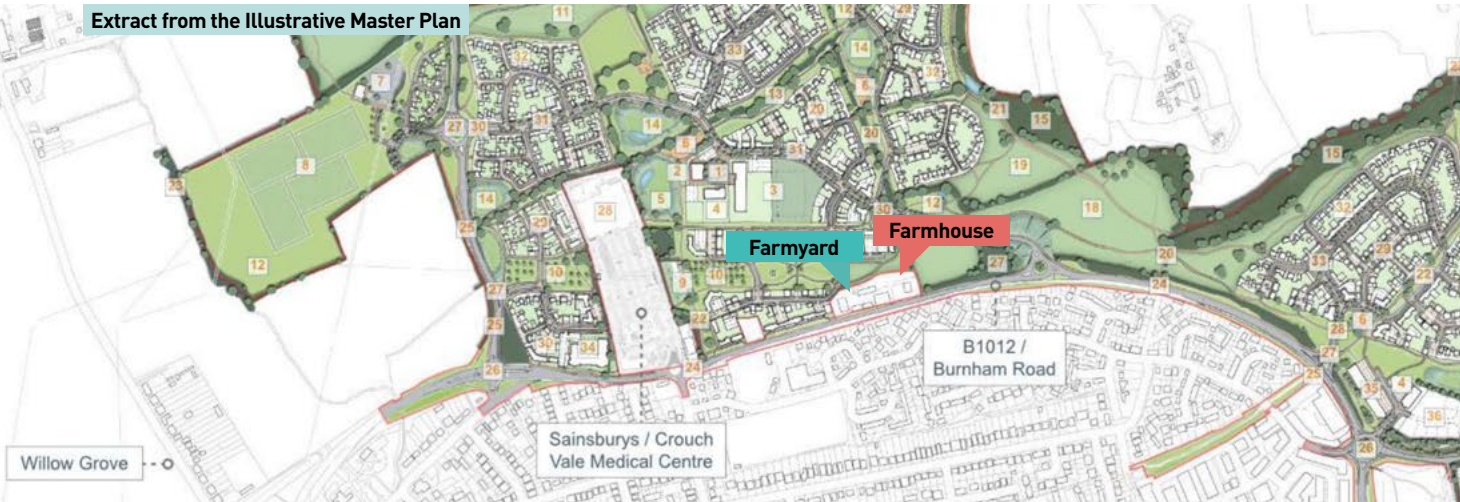
Key Distances (by road):

- ✓ Basildon – 8.7 miles
- ✓ Burnham-on-Crouch – 10.6 miles
- ✓ Chelmsford – 9.8 miles
- ✓ Maldon – 9.2 miles
- ✓ Rayleigh – 7.1 miles
- ✓ Wickford – 5.4 miles



Site

Extract from the Illustrative Master Plan



Planning

The Farmyard (excluding the Farmhouse) lies within a residential led allocation north of South Woodham Ferrers. There is a resolution to grant planning permission, subject to agreeing a S.106 package, for residential led development of up to 1,020 homes (LPA Ref: 21/01961/OUT) to the north of the property. Illustrative plans submitted as part of the planning application show land immediately north of the property being open space with pathway, over which the overhead power lines would remain. Illustrative plans show housing to the west of the Farmyard, and to the east of the farmhouse open space leading up to Bushy Hill.

Pre-application discussions were held with Essex County Council Highways in 2021 on the access strategy, and will be made available.

Guide Price

Price on application.

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room

Access to a Data Room is available on request, and includes a topographic survey and desk-based reporting.

EPC

EPC – F rating.

Viewing and Further Information

Viewings are to be undertaken strictly by appointment through:

Ed Morgan

M: +44 (0)7720 350307

E: emorgan@lsh.co.uk

James Wood

M: +44 (0)7860 188817

E: jwood@lsh.co.uk

Lambert Smith Hampton

Greenwood House
91-99 New London Road
Chelmsford, CM2 0PP

Office: +44(0)1245 215521

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Method of Sale

Our clients strong preference is for an Unconditional Sale, and offers are invited either for the farmyard, with or without the farmhouse.

Offers are invited by **12.00 (noon) on 9 July 2025**, and should be made on the Tender Form provided.