Whirledge & Nott

Land • Property • Development

Detached: Bulphan, Upminster £595,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

Fenview is an excellent opportunity to refurbish a three-bedroom, detached property with a private driveway within a rural, but well-connected location on the outskirts of Bulphan & Upminster.

The property benefits from a substantial 0.79 Ac plot with direct access to Fen Lane providing extension or development opportunities (subject to planning).

BEST AND FINAL OFFERS TO BE SUBMITTED BY 12PM ON THE 29TH JULY 2026.

DETAILS

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RICS®

LOCATION

Located adjacent to Fen Lane outside the village of Bulphan. Fen View

offers countryside living with nearby bridlepaths and green spaces with the benefits of easy access to nearby amenities in the neighbouring towns of Upminster, Brentwood, Basildon and Stanford-le-Hope, all located within approximately 20 minutes of the property.

West Horndon Railway Station is approximately 1.5 miles away providing C2C services to London Fenchurch Street, whilst Upminster station (approximately 4.5 miles) offers London Underground District line, London Overground and National Rail services.

The property is within approximately 4 miles of the A13, providing direct routes to London, Canary Wharf and the Essex Coastline. The M25 is approximately 5 miles from the property, providing access to Heathrow and Gatwick Airports.

London City, London Stansted and London Southend Airports are all located within approximately 35 minutes of the property.

The following schools are located nearby:

- Bulphan C of E Academy
- West Horndon Primary School
- Hall Mead School
- Coopers' Company
- Coborn School
- Becket Keys C of E School
- St Martin's School
- Brentwood School

THE PROPERTY

Ground Floor

- Entrance Hall: Carpet Floor with stairs to the first floor.
- Living Room: (3.69 x 3.20m) - UPVC D/G window overlooking the front garden with woodburning stove and carpet flooring.
- Dining Room: (3.73 x 3.16m) - UPVC D/G window towards the rear garden with feature carpet flooring and a feature fireplace.
- Kitchen: (3.12 x 3.11m) - UPVC D/G window to the rear garden, wooden S/G door to garden, lino flooring with fitted wooden units

with laminate worktop over, stainless steel sink and built-in larder cupboard.

- Wet Room: (3.38 x 1.58m) - UPVC D/G windows with obscured glass, lino flooring, sink, heated towel rail, part tiled walls, toilet, electric shower.

First Floor

- Bedroom 1: (4.27 x 2.99m) - S/G wooden window to the rear garden, carpet flooring, built-in wardrobe and former fireplace.
- Bedroom 2: (2.32 x 3.39m Max) - UPVC D/G window to the front with carpet flooring and built-in wardrobe.
- Bedroom 3: (3.38 x 2.33m Max) - UPVC D/G window to the front and carpet flooring.
- Bathroom: (2.64 x 2.95m) - Wooden S/G window to the rear with obscured glass, carpet flooring, toilet, fitted bath, sink and cupboard unit, electric shower, heated towel rail, built-in airing cupboard and part tiled walls.

EXTERNALLY

Private driveway connected to Fen Lane.

Garden laid to glass extending to 0.79 Acres with hedge borders.

Garage (6.85 x 3.78m) with wooden double doors.

BEST & FINAL OFFERS

BEST AND FINAL OFFERS TO BE SUBMITTED BY 12PM ON THE 29TH JULY 2026.

Please email completed tender forms to:

Amy Randall

01245 231123

a.randall@wnott.co.uk

LEGAL

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and mains drainage.

Prospective purchasers must satisfy themselves as to the suitability and

availability of services at the property

COUNCIL TAX BAND

The property is assessed as Council Tax Band F.

EPC

The property is classed as Band E.

RIGHTS OF WAY, RESTRICTIVE COVENANTS & EASEMENTS

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

OVERAGE

The property will be sold subject to a 25-year overage provision. The overage will comprise:

- £35,000 per additional residential dwelling, indexed in line with CPI;

or

- 25% of any increase in value attributable to planning permission for non-residential or commercial uses (for example, a care home or similar development).

No overage will be payable in respect of:

- The erection of a single additional dwelling (a total of two dwellings on the plot);

or

- Development ancillary to the existing dwelling, including (but not limited to) outbuildings, garages, pool houses or annexes.

Overage will be triggered by any other development or change of use and may be triggered on more than one occasion.

Full details of the overage provisions will be set out in the sale contract.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Fenview, Fen Lane, Bulphan, Upminster,
RM14 3RL

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50 m
Scale 1:1250 (at A4)

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