



Ingatestone Road  
Ingatestone Essex CM4 9PD  
£2,300,000



## Ingatestone Road, Ingatestone, Essex CM4 9PD

An unrepeatable opportunity to acquire a licensed airfield with fishing lakes and five bedroom dwelling within this prime location, with further development potential, subject to planning consent. In total circa 36 acres.

Brock Farm and Napps Field sit adjacent to Stock Brook Golf Course on the periphery of Stock village, just 2 miles from Ingatestone and under 3 miles from Billericay. Napps Field is one of very few registered private airstrips in Essex, circa 630m in length, suitable for light aircraft and helicopters. The airfield also offers a three-opening hangar and support caravan to be included within the sale.

Two sizeable and well-stocked lakes are currently let to a Fishing Club, and the site offers three points of access, with the lakes benefitting from independent access.

A sympathetically converted barn provides a homely living space with well-considered, open plan accommodation commencing with an open plan kitchen and lounge area, plus secondary living area with sitting room and games room divided by attractive oak beams. With a total of five bedrooms, there is ample space for a large family to enjoy this lifestyle home. The master suite in particular offers a walk-in wardrobe and en-suite bathroom. To the rear of the property is a private enclosed rear garden, and to the front, a large parking area.

Interested parties might wish to explore any further potential to expand the site from a planning perspective, but as it currently stands, this represents a remarkable opportunity for keen aviators, fishing enthusiasts, and/or buyers seeking an expansive plot within this highly desirable locality.







c.36 Acres



**KITCHEN**

22'11" x 12'9" (6.99m x 3.91m)

**LOUNGE**

22'11" x 16'2" (6.99m x 4.93m)

**UTILITY**

4'1" x 4'11" (1.27m x 1.50)

**SITTING ROOM**

22'5" x 16'2" (6.85m x 4.93)

**DINING ROOM / GAMES ROOM**

22'4" x 17'4" (6.82m x 5.30m)

**CLOAKROOM**

**BEDROOM ONE**

11'6" x 11'4" (3.51m x 3.47m)

**WARDROBES**

**ENSUITE BATHROOM**

**BEDROOM TWO**

15'1" x 11'5" (4.61m x 3.50m)

**ENSUITE SHOWER ROOM**

**BEDROOM THREE**

16'5" x 9'0" (5.02m x 2.75m)

**ENSUITE SHOWER ROOM**

**BEDROOM FOUR**

16'6" x 7'1" (5.04m x 2.17m)

**BEDROOM FIVE**

11'6" x 7'4" (3.52m x 2.24m)

**OUTBUILDING**

103'4" x 30'0" (31.50m x 9.15m)

**STORE**

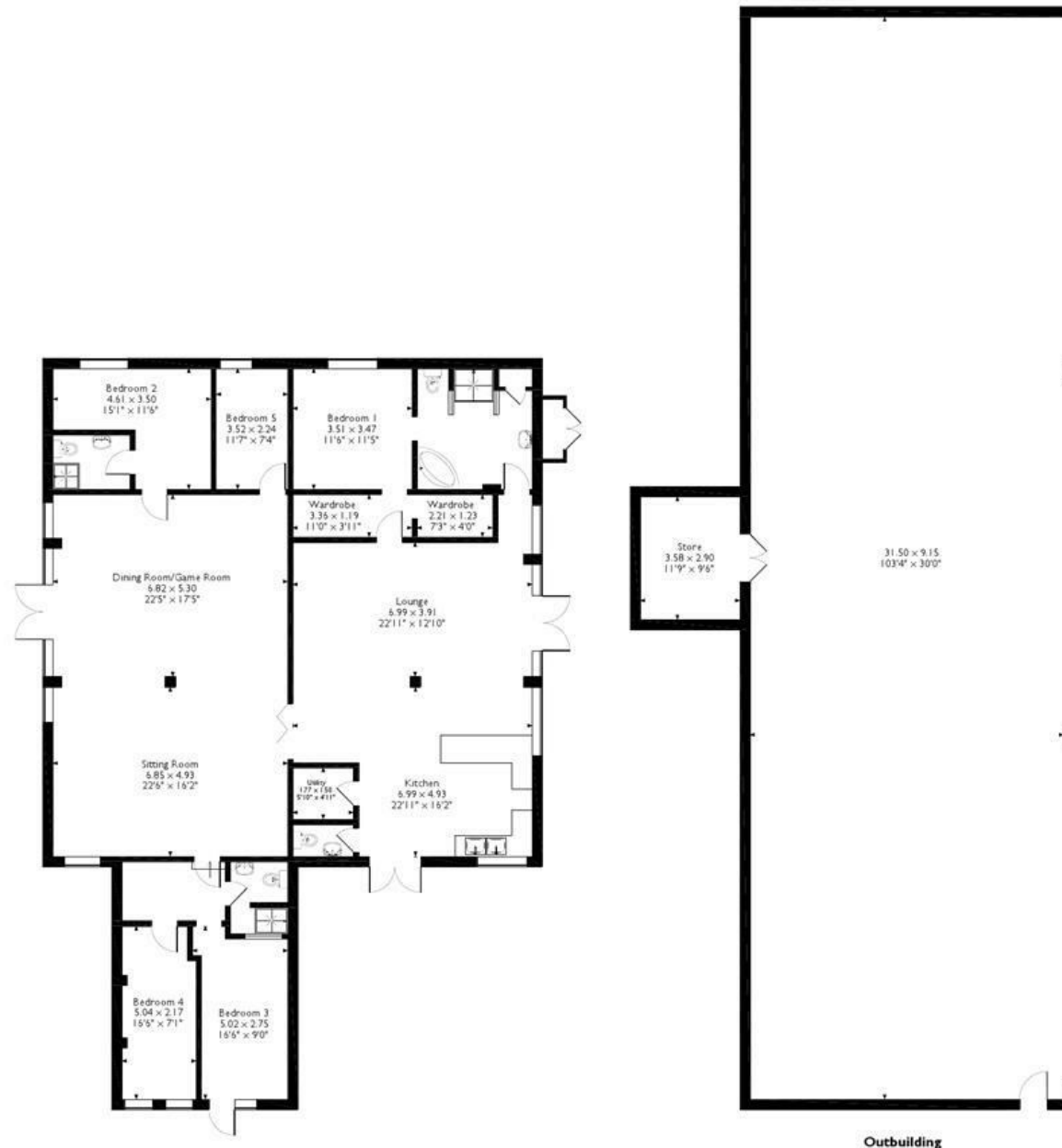
11'8" x 9'6" (3.58m x 2.90m)





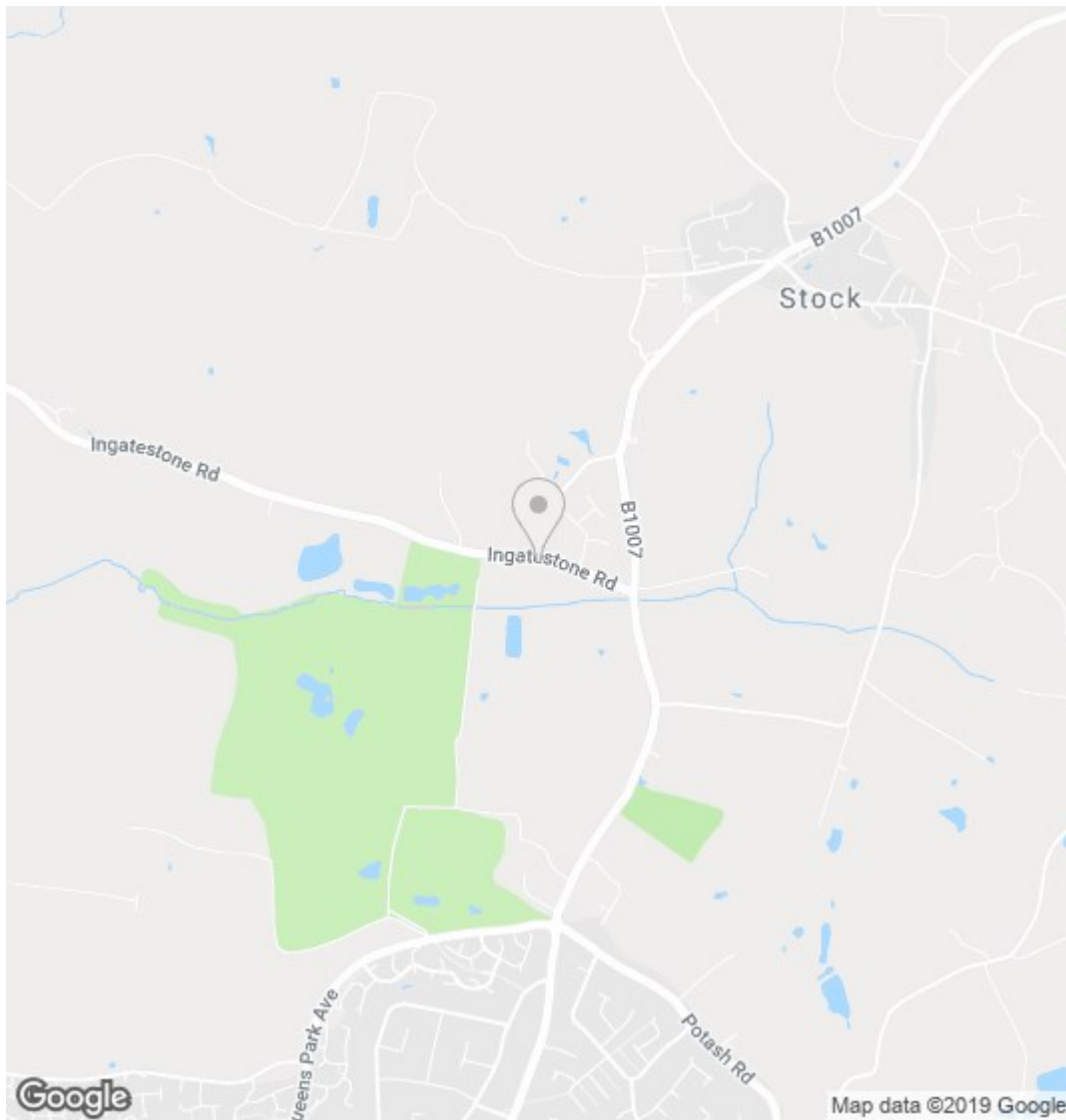


Brock Farm Ingatestone Road, Stock  
Approximate Gross Internal Area  
Main House = 233 Sq M/2505 Sq Ft  
Outbuilding = 10 Sq M/112 Sq Ft  
Total = 243 Sq M/2617 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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