



**Rossmoyne Heronway**  
**Hutton Mount**  
**Offers in the region of £1,800,000**

**MEACOCK & JONES**

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## **Rossmoyne Heronway, Hutton Mount, Essex, CM13 2LX**

\*Initial offers are invited in the region of £1,800,000 to £1,900,000\*

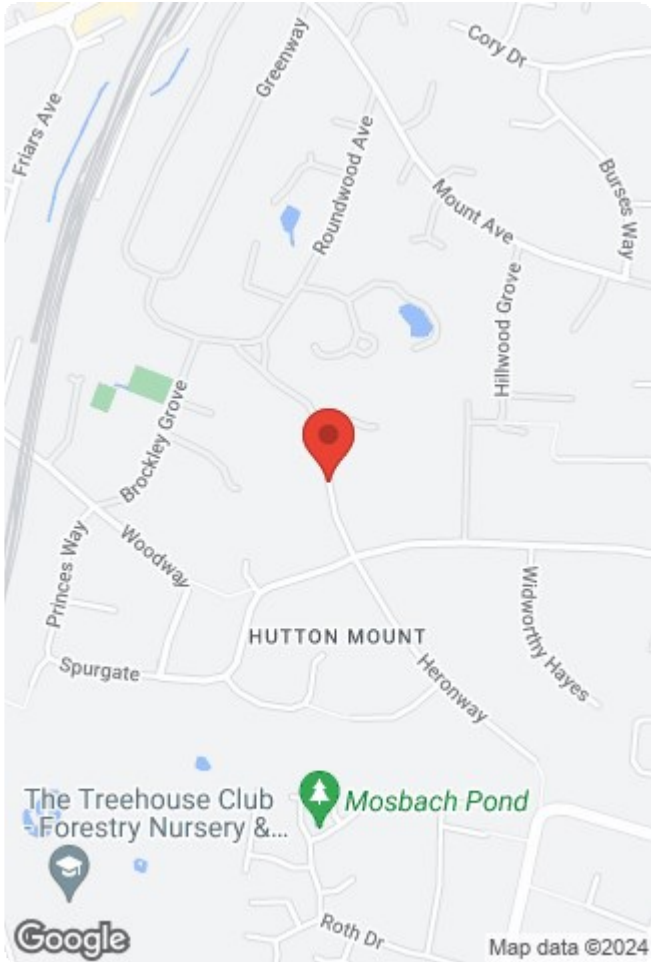
A unique opportunity to acquire a prime Hutton Mount plot in the very heart of this private residential estate. Plans have previously been approved to build a 9,600 square foot house to include a basement leisure complex on this extensive 0.503 acre plot (STLS). The elevation of the plot is south westerly and the site has a frontage to Heronway of approximately 106'.

Titles

EX15824

EX18752

EX30250



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

