

Norton Heath - Land Adjacent The Orchard, Fingrith Hall Lane CM4 0JP  
Freehold Land with Residential Development Potential  
Current Use Class B8 (storage or distribution)



**BLUE ALPINE**

PROPERTY CONSULTANTS



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### Investment Consideration:

- OIRO: £350,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises plot of land c. 0.65 acres
- Use Class B8 (storage or distribution) includes warehousing and open air storage
- The vendor has drawn plans for development scheme of 3 x 5-bedroom detached houses with associated gardens, garages and off-street parking
- Ingatestone is 6 miles away and offers a mainline station serving Liverpool Street (30 min journey)
- Situated within 3.7 miles (5 min drive) from Ongar High Street, with retail occupiers including Sainsbury's Superstore, Tesco Express, Pharmacy, Restaurants, Café, Takeaway and more.



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### Property Description:

Comprises a vacant plot of land c. 0.65 acres, providing residential development potential, subject to obtaining the necessary consents. The Vendor has drawn proposed plans for erection of 3 x 5-bedroom detached houses with large private gardens.

For more information, please consult with Epping Forest District Council: <https://www.eppingforestdc.gov.uk/planning-and-building/>

*Adjacent approved residential schemes include development of 6 residential dwellings at The Orchard, Fingrith Hall Lane CM4 0JP. For more information, please refer planning application: EPF/2490/22*



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### Potential Residential Development:



Proposed Front Elevation

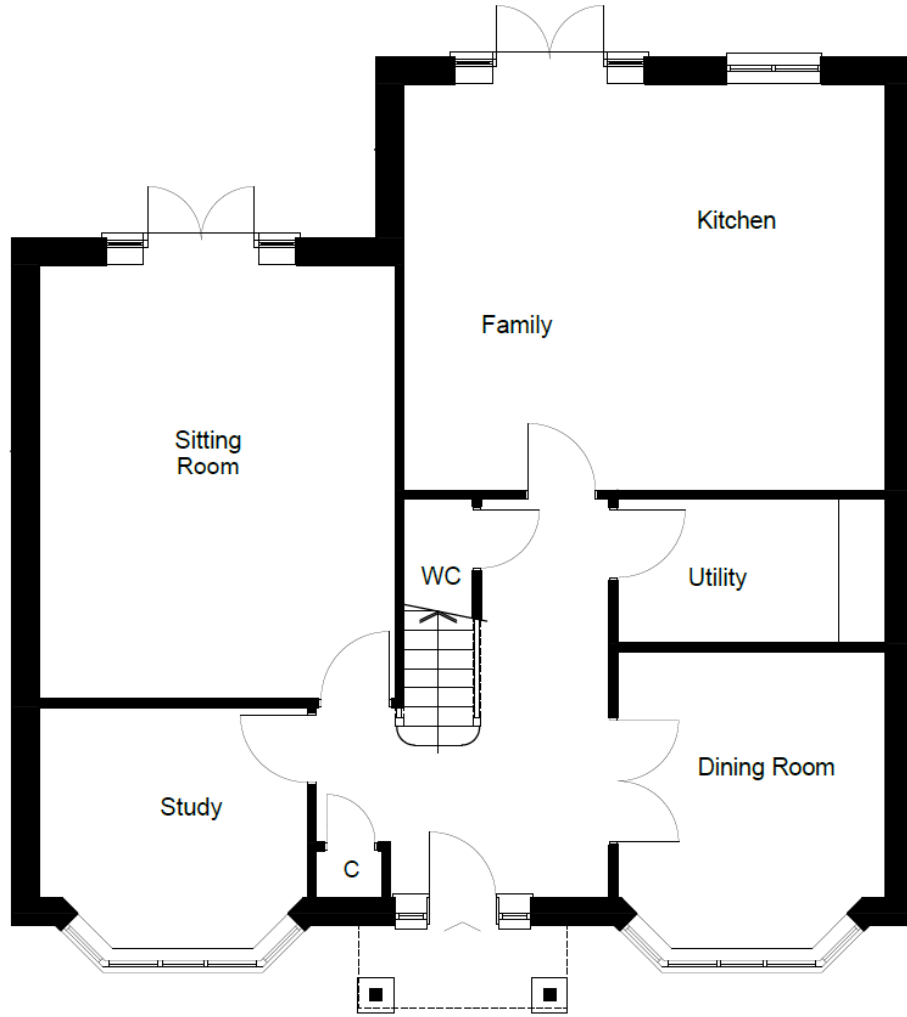


Proposed Rear Elevation

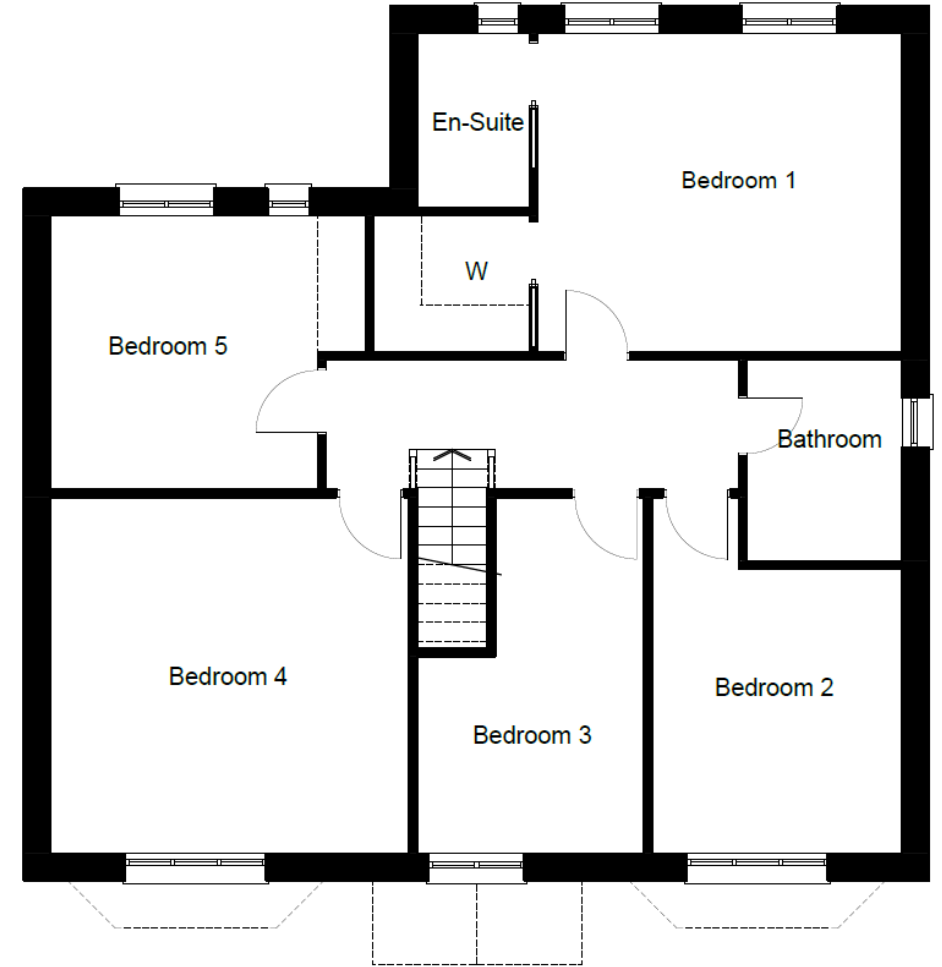
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Proposed Ground Floor



Proposed First Floor

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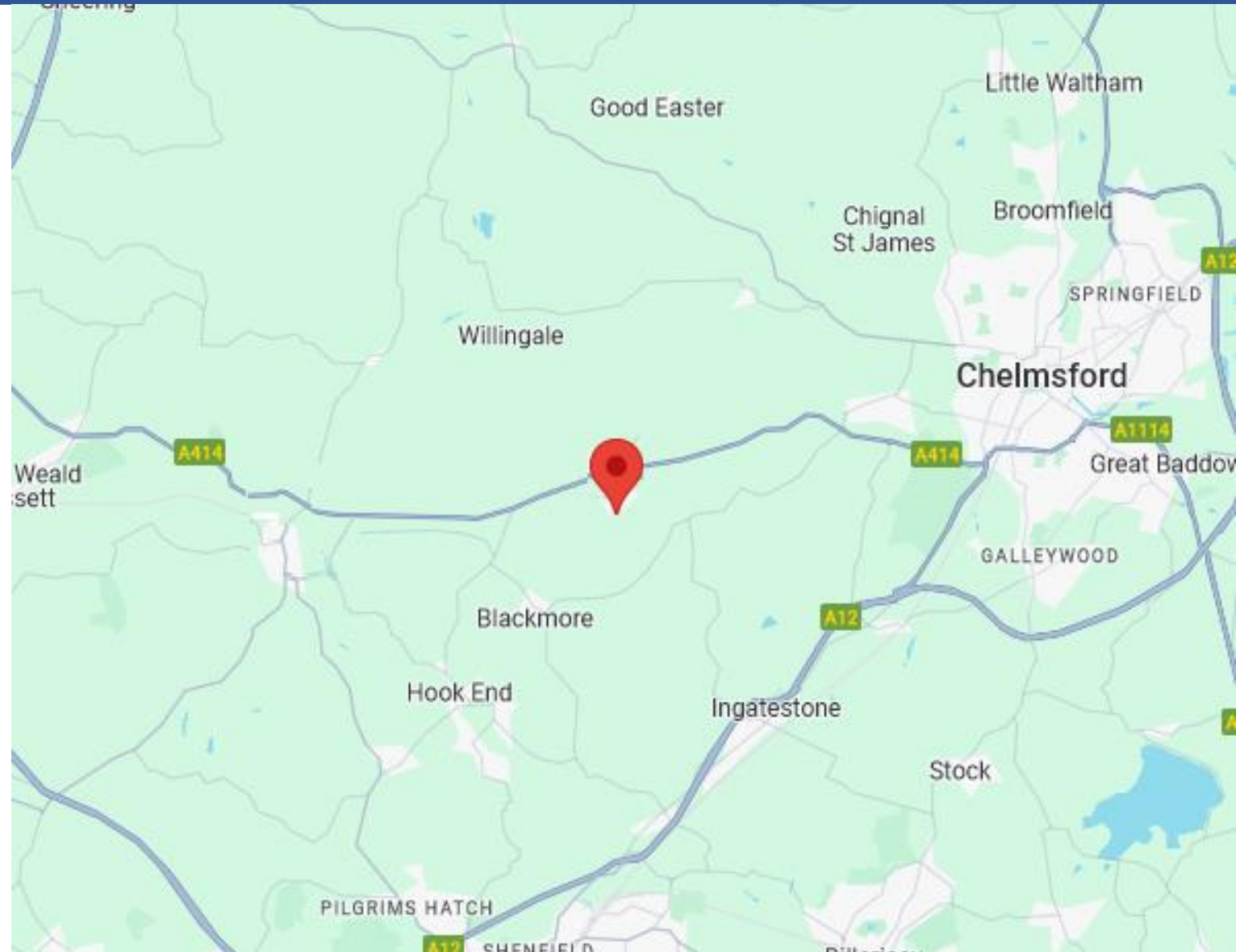
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### Location:

Located close to the small villages of Blackmore & Writtle, both offering an array of countryside walks, local shops and amenities. The village of Ingatestone is 6 miles away and offers a mainline station serving Liverpool Street (30 min journey) and quaint High Street, or alternatively Ongar High Street is 3.7 miles away (5 mind rive)



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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