

Paul Mason Associates



Burnham Road, Althorne, CM3 6BT

Guide price £350,000

- Unique Development Opportunity
- Plans Passed For Detached Bungalow
- Mains Water, Drainage & Electricity In Place
- Approx Two Thirds Of An Acre
- Althorne Station- 1.2 Miles
- Offered With Vacant Possession
- Village Location
- Non-Estate Location
- Call for Further Information

This unique opportunity has arisen to purchase a development plot sitting on approximately 0.66 acres with planning passed for a residential detached bungalow. The plot is situated in the village of Althorne, which benefits from a train station with links to London Liverpool Street and two vineyards including a bistro and café.

The site already has services including mains water, electricity & drainage. Plans have been passed for a detached bungalow in situ of the existing building, which is currently equipped with a kitchen, toilet facility & used as a store / workshop.

Any interested party would need to satisfy their own investigations with regards to planning permission/re-development for the site.

In order to appreciate the scale of the plot and the potential this has to offer, please contact us to arrange a site visit..



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Distances

Althorne Railway Station (1.2 miles)

Latchingdon Primary School (2.4 miles)

Maldon Town Centre (8.2 miles)

Chelmsford City Centre (19.9 miles)

London Stansted Airport (36.5 miles)

(all distances are approximate)

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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