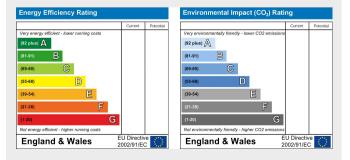


- Being sold by informal tender All interested parties should submit their offer by 4pm on Tuesday 26th September
- Splendid opportunity Situated in a non estate location surrounding by adjoining countryside
- Extensive plot measuring approximately 4.7 acres
- Three double bedroom detached house in need of complete moderniation
- Various outbuildings including a large workshop and detached garage
- Open House's being held between 1.00pm & 2.00pm on 23rd September
- Development opportunity subject to necessary planning consent
- No onward chain
- EPC G



Paul Mason Associates are delighted to offer for sale this fantastic development opportunity being sold by informal tender. 'Mulberries', originally built in 1938, is situated in a pleasant non estate location with splendid views over adjoining countryside and beyond. The property boasts a wonderful secluded plot measuring approximately 4.7 acres, incorporating outbuildings including a large detached workshop. The main house is in need of complete modernisation, while boasting ample scope to extend and improve or re-develop the plot, subject to any required planning consent. The property will be available to view by open house on Saturday 23rd September, between 1pm and 2pm. As mentioned, the property is being sold by informal tender and all interested parties should submit their sealed bids to Paul Mason Associates no later than 4pm on Tuesday 26th September 2023 (please see form of tender for further information).

Please call the office for further information on this wonderful opportunity.



#### **Distances**

Boreham Primary School (0.4 miles)

A12 Boreham Interchange (1.4 miles)

River Chelmer with wonderful River and Countryside Walks -0.5 miles

Hatfield Peverel Train Station (3.2 miles)

Chelmsford City Centre (5 miles)

(All distances are approximate)

# ACCOMMODATION

## **GROUND FLOOR**

#### **Entrance Hall**

Entrance door to side. Stairs to first floor with built in under stairs storage cupboard. Parquet flooring.

## Kitchen

3.54m x 2.69m (11'7" x 8'9")
Two windows to rear. Fitted units and Butler sink unit. Door to:-

## Rear Lobby/Store Room

3.27m x 2.78m (10'8" x 9'1")
Window to front and rear and door to side.

#### Sitting Room

5.21m x 3.35m (17'1" x 10'11") Two windows to front and window to side. Feature fireplace. Parquet flooring. Open plan through to:-

# **Dining Room**

3.59m x 3.37m (11'9" x 11'0") Full height window to front. Feature fireplace. Parquet flooring.

# Playroom/TV Room

5.12m x 3.76m (16'9" x 12'4" ) Windows to front and side. Two built in storage cupboards. Feature fireplace.

# **Utility Room**

2.50m x 2.36m (8'2" x 7'8") Windows to side and rear. Butler sink unit. Built in pantry.

#### **Bathroom One**

Obscure window to rear. A dated bathroom suite in need of replacement.

# **Bathroom Two**

Obscure window to rear. A dated bathroom suite in need of replacement.

# Separate WC

Obscure window to rear. High flush WC.

### FIRST FLOOR

## **Bedroom One**

5.30m x 4.88m (17'4" x 16'0") Window to front and two windows to side. Feature

fireplace. Eves storage cupboards.

#### **Bedroom Two**

4.09m x 3.96m (13'5" x 12'11") Window to front and two windows to side. Feature fireplace. Eves storage cupboards.

#### **Bedroom Three**

5.36m x 3.95m max (17'7" x 12'11" max )
Window to front. Feature fireplace. Eves storage cupboards. Airing cupboard housing hot water cylinder. Cupboard housing pedestal wash hand basin.

# Landing

Window to rear. Loft access. Stairs to ground floor.

### **EXTERIOR**

## Outbuildings

A large detached workshop, measuring 5.50m x 4.29m with power and light connected and mezzanine. A useful detached garage. Several timber framed outbuildings which are in poor condition.

### Gardens

A wonderful secluded plot measuring approximately 4.7 acres, offering amazing views from all sides over adjoining countryside and beyond. The plot offers mature hedging to the boundaries. A secure gated entrance leads to a parking area whereby the garage can be found.

#### Services

Electric heating.

No mains gas connected.

Drainage - Individual Septic

Tank.

## 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.













35 The Street Latchingdon Chelmsford Essex CM3 6JP

T: 01621 742 310

Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

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