

Paul Mason Associates



Church Road, Boreham, Essex, CM3 3DS

Being Sold By Informal Tender - Offers in Excess of £900,000

- 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

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	

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.



Total area: approx. 2142.3 sq. feet

Produced by PTEPC Limited. Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanIt.

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.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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