



Paul Mason Associates

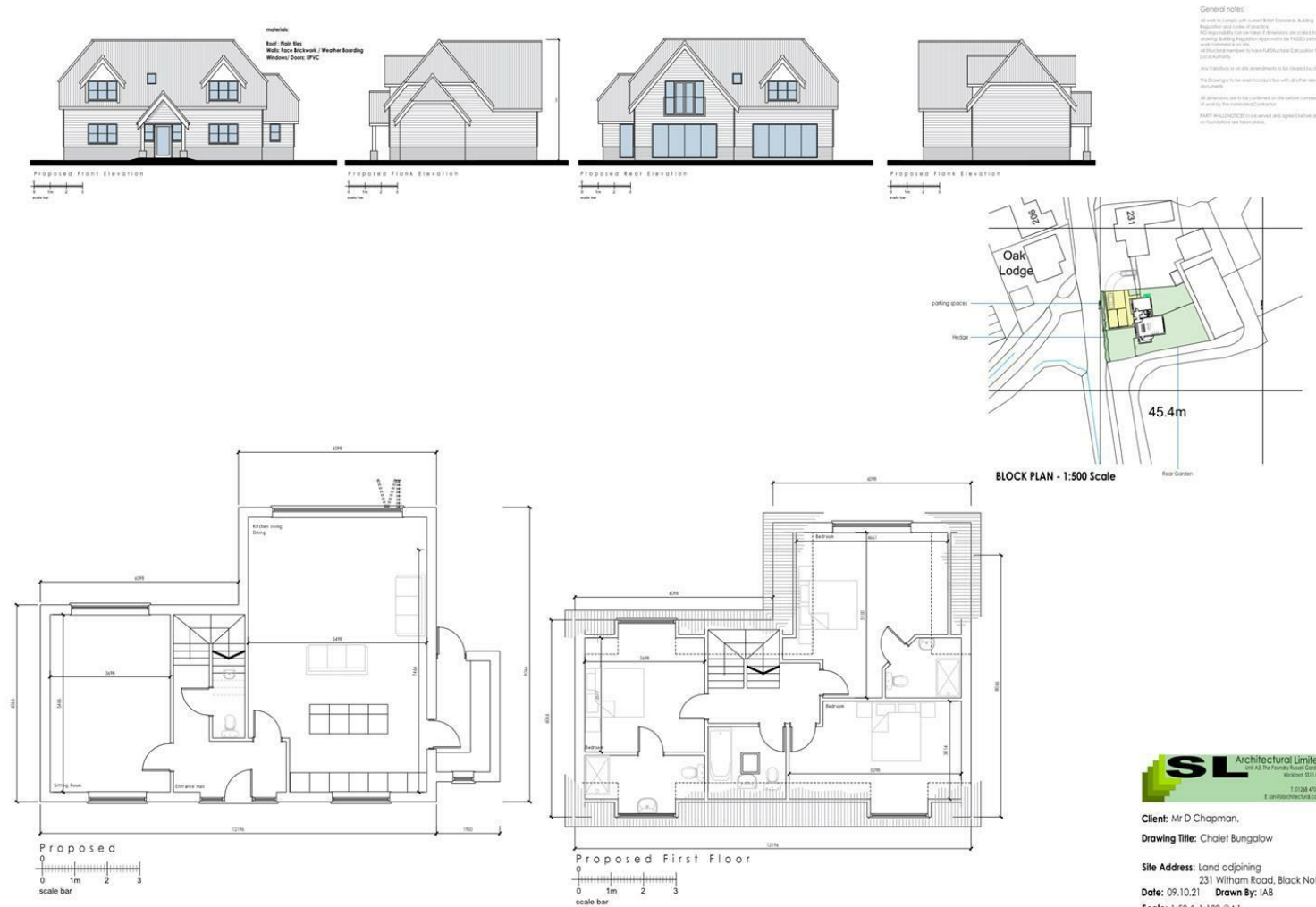
Witham Road, Black Notley, Braintree, Essex, CM77 8NQ

Guide price £299,995



- Building Plot
- Planning For 3 Bedroom Detached Property
- Far Reaching Views Over Golf Course
- Positioned On The Fringe Of The Village
- Walking Distance Of All Village Amenities
- Cressing Train Station: 0.6 miles
- Gross Development Value (GDV) approx. £750,000

Gary Townsend at Paul Mason Associates offers this wonderful opportunity to build a three bedroom detached property on the fringe of this popular village with views over open countryside and The Notley's Golf Course. Within walking distance of all the village's amenities, this development is well positioned for village life and also has excellent road access to both Braintree and Witham (providing rail links), plus additional rail links can be found more locally at Cressing Station (approx. 0.6 miles). Full planning details can be found at Braintree Council Planning Website: Reference: 22/00839/FUL



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			
EU Directive 2002/91/EC		England & Wales	

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			
EU Directive 2002/91/EC		England & Wales	



Client: Mr D Chapman,  
 Drawing Title: Chalet Bungalow  
 Site Address: Land adjoining  
 231 Witham Road, Black Notley  
 Date: 09.10.21 Drawn By: IAB  
 Scale: 1:50 & 1:100 @A1  
 Stage: Planning  
 Dwg No: SL21.09.368-10

## DISTANCES

Cressing Station: 0.6 miles

Braintree Station: 2.4 miles

Witham Station: 5.5 miles (Direct To  
Liverpool Street)

Stansted Airport: 18.4 miles

## ACCOMMODATION

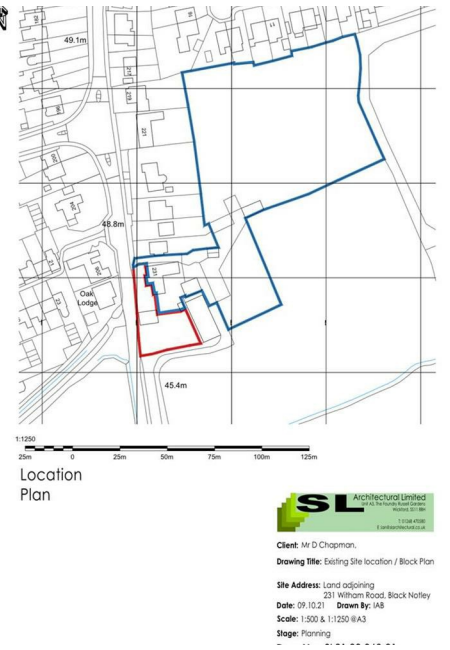
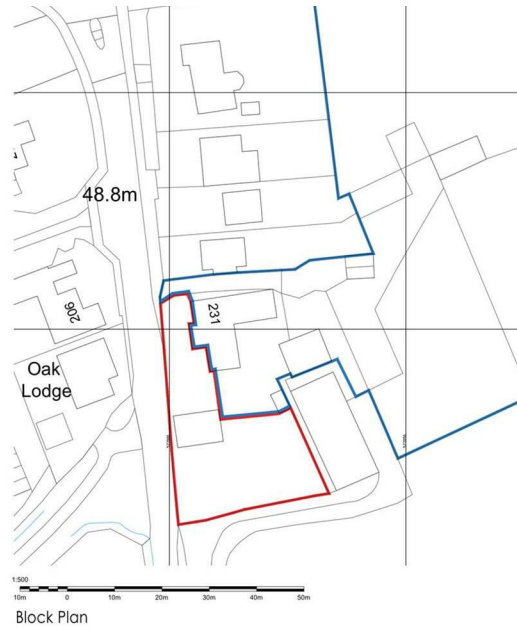
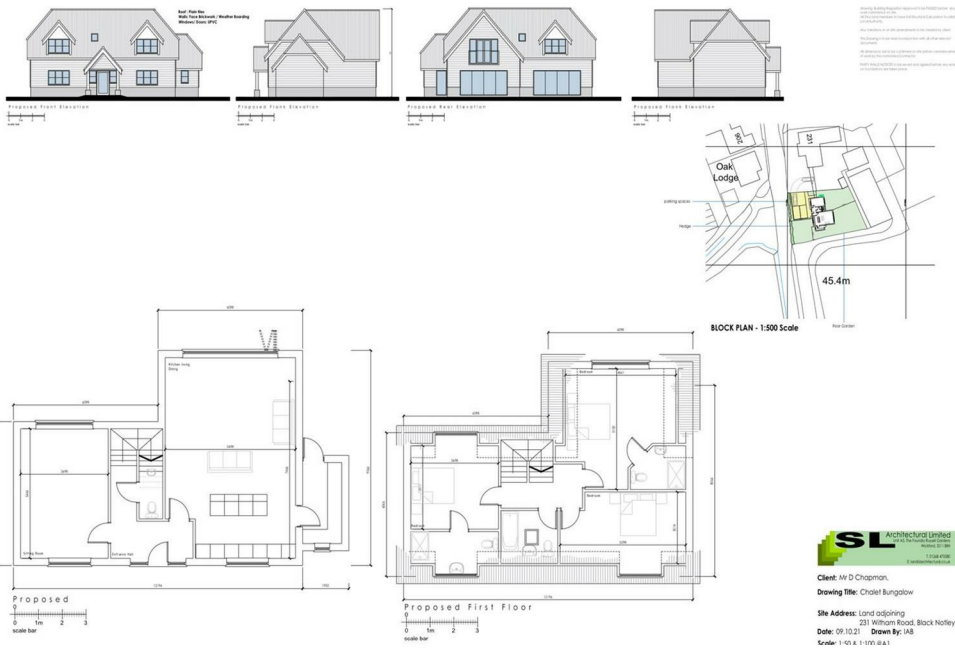
The building plot is adjacent to farmland with far reaching views towards the Notley's Golf Course and beyond. Positioned on the fringe of the village and within walking distance of all Black Notley's various amenities, this is a great opportunity to acquire and build a detached home with three bedrooms, three bath/shower rooms, and separate lounge and kitchen / dining room.

## 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.

## Viewings

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



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