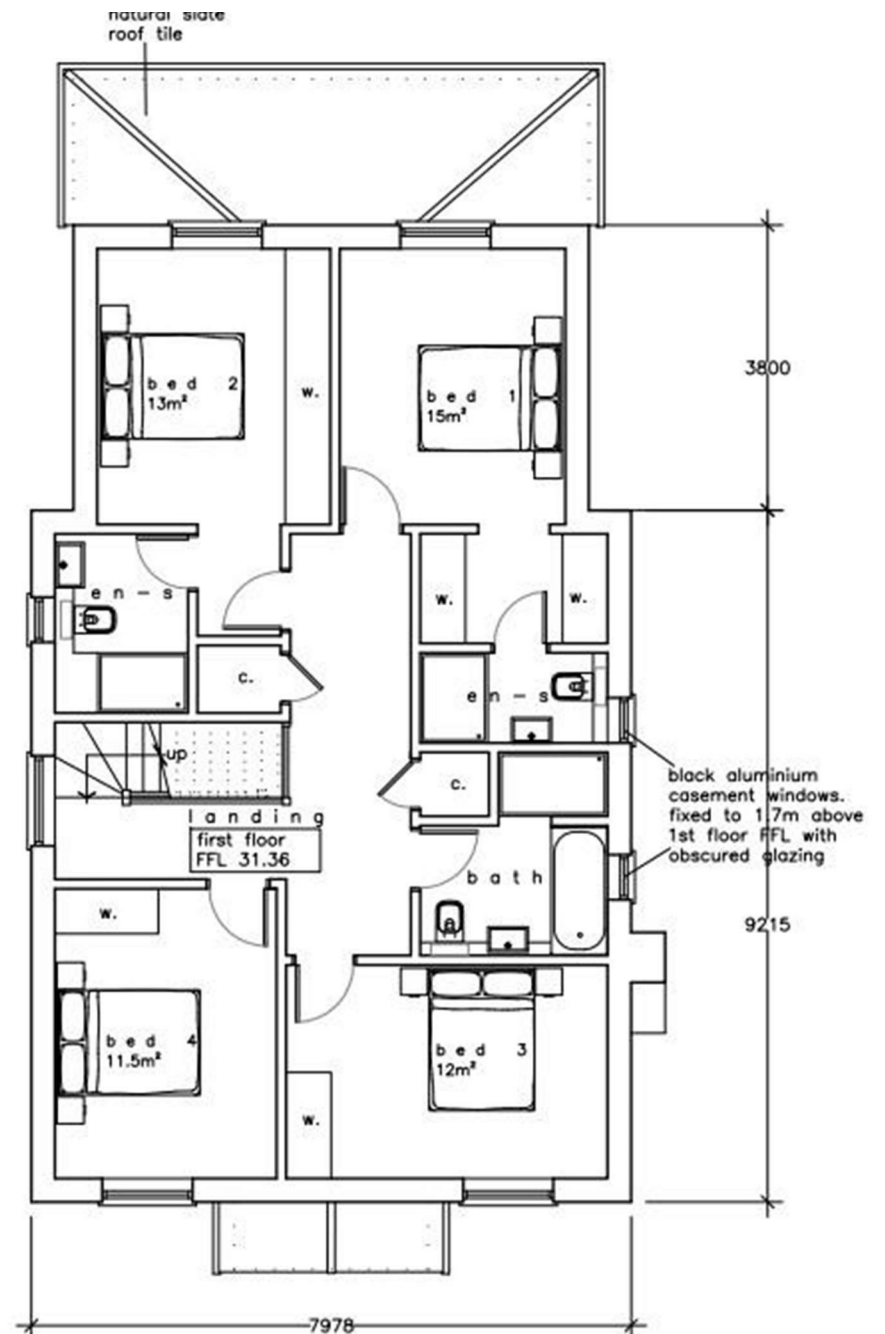
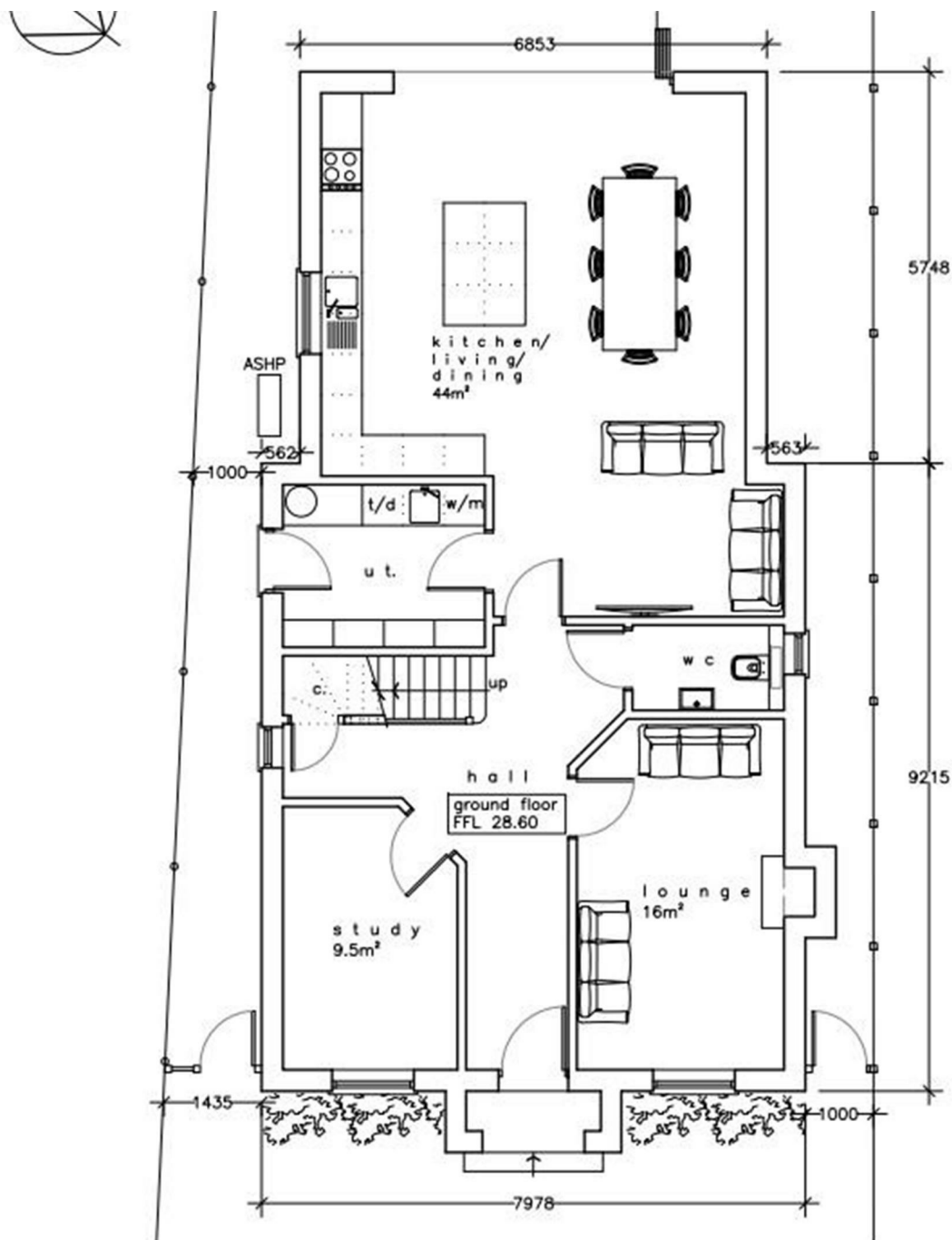




Land adj. Karingal Chelmsford Road, Purleigh, Essex CM3 6PL
£300,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £300,000 - £325,000. Building plot with planning permission granted for an approx. 2,000 square feet (186 sq. metres) four bedroom detached house and located directly opposite the New Hall Vineyard Estate. Just 4 miles from both Maldon and Danbury, Purleigh is a small village with a favoured primary school and local shop. About 6 miles away is Sandon Park & Ride for Chelmsford mainline rail station & shopping.

The village of Purleigh is around 4 miles south of Maldon and approximately 4 miles east of Danbury. It is a small semi-rural village offering a village shop, highly regarded primary school, public house and parish church. For the commuter, the property is within close proximity to South Woodham Ferrers and North Fambridge railway stations providing links into London Liverpool Street. There is a choice of schools in the area in both the public and private sector. The nearest large town is Maldon which features its historic Hythe Quay and High Street with local and national stores as well as quaint tea rooms, historic pubs and a mixture of restaurants and bars.

Planning Permission

Maldon District Council Ref: 24/00615/FUL. Full planning permission has been granted for an attractive detached house located on a plot of approx. 170' depth (52 metres). Accommodation proposed will comprise four bedrooms (two with an en-suite shower room) and a family bathroom to the first floor. To the ground floor there will be a reception hall, study, lounge, cloakroom, large open plan kitchen dining family room and a utility room.

Full plans, the decision notice and all related planning documents can be found on Maldon District Council's website using the reference stated above.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

