



20 Totham Hill Green, Maldon, CM9 8DX Offers in excess of £250,000

****FOR SALE BY MODERN METHOD OF AUCTION!**** OFFERED FOR SALE WITH PLANNING PERMISSION AND NO CHAIN IS THIS THREE BEDROOM DETACHED BUNGALOW LOCATED IN AN ENVIABLE POSITION WITH FANTASTIC FARMLAND VIEWS. Planning has been granted for a New Three Bedroom Detached Chalet Bungalow with Two First Floor Bedrooms and Three Bathrooms. Bedroom 1 will benefit from a balcony which can be accessed from Bi-Fold doors. Ground Floor accommodation features a Dual Aspect Living Room, Kitchen and Utility Room in addition to the Third Bedroom. The plot itself measures approx. 0.17 acres with a provision for ample parking. It is neatly screened from the road by a range of established trees. **ONLY SUITABLE FOR CASH BUYERS!**

Property is offered for sale through the Modern Method of Auction which is operated by **iamsold Limited**.

Council Tax Band C. Energy Efficiency Rating E.



Current Dwelling

There is currently a NON STANDARD CONSTRUCTION detached bungalow on site (CASH BUYERS ONLY). The existing bungalow features an Entrance Hal, three bedrooms, a bathroom, Kitchen Living Room and a separate w.c..

Proposed Chalet Bungalow

Planning is Granted to erect a Three Bedroom Chalet Bungalow with Two Bedrooms and Two En-Suites to the First Floor with Bi-Fold doors from Bedroom 1 leading onto a Balcony. The Ground Floor will comprise a further Bedroom, Shower Room, Kitchen with adjoining Utility Room and a dial aspect Living Room with Bi-Fold doors to the rear. Externally the property will benefit from ample Parking and Front and Rear Gardens.

Planning Conditons

Applicants are advised to visit Maldon District Council to view the full application REF: 24/00653/FUL.

Planning conditions can be found here.

We have been made aware that bats were noted at the dwelling with Natural England suggesting a license will be required when demolition takes place. The Architect is in contact with Crossland Ecology regarding cost of this and timescales involved with removal. (supporting documents can be found with the planning application including the Bat Survey).

Great Totham

South of the village of Great Totham has St Peter's church with amenities including the Village Shop and local car mechanic as well as the Highly regarded Great Totham Primary School. For Golf enthusiasts Forrester Park Golf Club is located in the village.

The Prince of Wales Pub in Totham South and The compasses at Great Totham North with The Bull located accross the road from the Cricket pitch in the centre of the village.

The village is within a short drive of both Maldon (approx 5 miles) and Tiptree (approx 3miles). Trains direct to the city can be boarded at Witham or Kelvedon Stations.

Of course our RECORD BREAKING ENGLAND opening batsman Alastair Cook hails from this area!!!

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Agents Note

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.

