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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



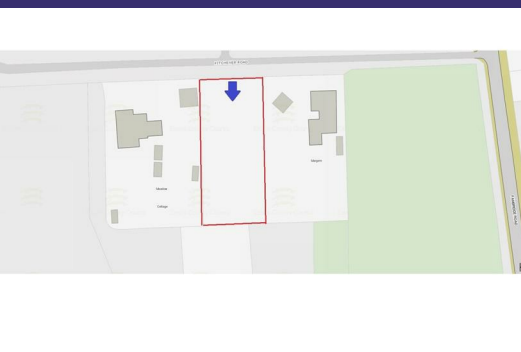
Land in Kitchener Road, North Fambridge, Essex CM3 6NJ

Price £375,000

APPROX 0.32 ACRES (Subject to Survey) This potential development opportunity has come available in the popular riverside village of North Fambridge. The development is within walking distance of North Fambridge railway station. Planning permission was granted in 2007 for the following.

The expired planning proposal OUT/MAL/04/00739 would form a row of 3 x 2 bedroom "affordable housing units" cottage styled terrace properties fronting Kitchener Road with an access way running along the western boundary of the site leading to a car park area to the rear of the site forming off street parking. (The planning permission has now expired). Any interested party would need to satisfy themselves regarding any changes to the planning IE for a detached property etc.

Please visit www.maldon.gov.uk/planning for further information. Please note the land is being sold without planning permission and the vendor would not enter into an agreement to sell, that is subject to obtaining planning permission.



Planning reference

Any interested party would need purchase the land and then re submit planning as per Planning Reference OUT/MAL/04/00739 or submit an alternative planning application. Please visit www.maldon.gov.uk/planning for further information. THE VENDOR WILL NOT ENTER INTO ANY AGREEMENT THAT IS SUBJECT TO PLANNING!

Plot Size Approx 0.32 Acres

The approx plot size is 0.32 acres (Subject to site survey)

Directions

As you enter North Fambridge, Kitchener road is on the right hand side and the land is on the left hand side with Harris fencing to the front, adjacent to the property called Margern.

Agents Note, Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

