



Plot 1 Mill Farm Stoney Hills, Burnham-On-Crouch , CM0 8QA  
O.I.R.O £300,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**SELF BUILD/INVESTMENT OPPORTUNITY.** A wonderful opportunity has arisen to purchase this stunning plot, situated within a private gated development just off Stoney Hills in Burnham on Crouch. The plot measures approximately 25m w x 22m and will offer services being connected including water, electricity, drainage and fibre broadband. The plot has been attractively landscaped to the front boundary alongside the gated entrance road leading in from Stoney Hills. This plot will form one of 4 new properties that plan to be constructed. Planning permission has been granted to erect a very attractive detached chalet style property which will include two first floor bedrooms, dressing room and two en-suites whilst the ground floor boasts entrance hallway, cloakroom/shower room, large open plan kitchen/diner/living room, formal living room, study/bedroom and separate utility. Externally the grounds will wrap around the outside of the property with gardens to all aspects. There is also a private driveway and room to build a detached garage (STP). Viewing on site comes strictly by appointment only via Church & Hawes. 01621 782652.

**Agents Notes**

Planning permission has been granted for the erection of a 2/3 bedroom detached chalet style house. All information relating to the application can be found on Maldon District Councils planning portal page using ref: 23/01203/FUL.

As stated the seller is providing a fully services plot with water, electricity, drainage and fibre all connected.

The plot is relatively level and does not require any demolition.

The site is located through an electronically gated private entrance serving only 3 other plots. The entrance to the site is located on the entrance to Stoney Hills in Burnham on Crouch.

**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.

**Village of Burnham-on-Crouch**

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre

hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

