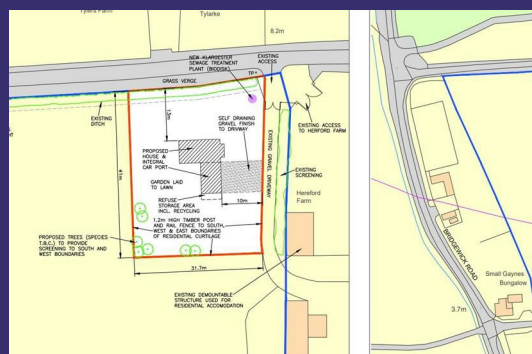
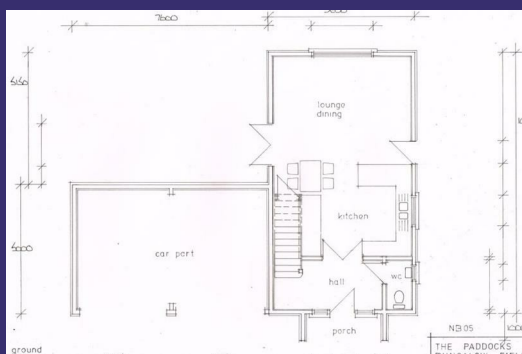
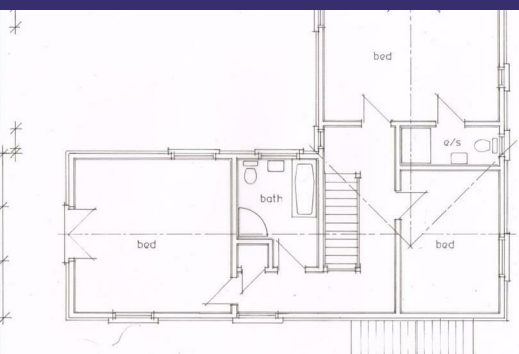




Land Adj To Hereford Farm Grange Road, Tillingham, Essex CM0 7UR O.I.E.O £200,000

A SUPERB OPPORTUNITY to acquire this BUILDING PLOT on an overall plot of approx. 0.5 ACRE in a beautiful countryside setting. The site is located down a rural country lane on the outskirts of Tillingham. Planning permission has been granted to erect an oak framed detached house. REF:14/00456/FUL & 16/01200/FUL. Accommodation will comprise three first floor bedrooms with family bathroom, the ground floor will be served via an entrance porch, kitchen/dining room, lounge and carport for two vehicles. The proposed plans, site layout and conditions are available at our Burnham office for inspection, alternatively all plans can be viewed on Maldon District Councils planning portal page using the reference above. Local Authority: Maldon District Council 01621 854477, www.maldon.gov.uk
 We must point out that the current owner has made a start on the application, as shown on the pictures, and has had the foundation put in and inspected. We believe that both warranty guarantee and building control are transferable.



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.

AGENTS NOTE:

We feel like this is an excellent opportunity for any self builder to acquire the site and build the property to their own exacting standards. We also feel that the site would be a ideal investment opportunity for any developer or builder to make a return on. There may be the option to extend the property further subject to permitted development rights or an additional planning application being approved. As the photos suggest, the seller has already poured concrete footings and has Stroma Building Control appointed. We believe that this can be passed on to any buyer, however we would advise this is confirmed by your legal representative.

Village of Tillingham

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

