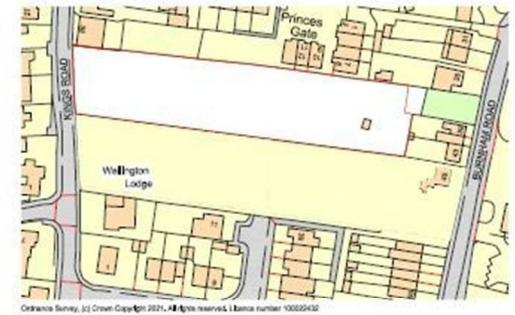




PLOT NO	GIA	GARAGE	AMENITY SPACE	BEDROOMS
1.	90.6m <sup>2</sup>	N/A	121.8 m <sup>2</sup>	3
2.	90.6m <sup>2</sup>	N/A	107.5 m <sup>2</sup>	3
3.	109.6m <sup>2</sup>	N/A	116.5 m <sup>2</sup>	4
4.	90.6m <sup>2</sup>	18.6 m <sup>2</sup>	130.0 m <sup>2</sup>	3
5.	109.6m <sup>2</sup>	18.6 m <sup>2</sup>	101.0 m <sup>2</sup>	4
6.	90.6m <sup>2</sup>	18.6 m <sup>2</sup>	166.0 m <sup>2</sup>	3
7.	90.6m <sup>2</sup>	18.6 m <sup>2</sup>	173.0 m <sup>2</sup>	3
8.	109.6m <sup>2</sup>	18.6 m <sup>2</sup>	126.7 m <sup>2</sup>	4
9.	90.6m <sup>2</sup>	18.6 m <sup>2</sup>	167.0 m <sup>2</sup>	3
<b>TOTAL</b>	<b>872.4m<sup>2</sup></b>	<b>111.6m<sup>2</sup></b>		

Block plan 1;1250



**Kings Road, Southminster, Essex CM0 7ES**  
**O.I.R.O £1,375,000**

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

DEVELOPMENT SITE FOR SALE - 0.95 acre site with full detailed planning approval for 9 dwellings.

Located in the heart of Southminster, offering easy access to local amenities including shops, doctors, pubs and restaurants and Southminster's Railway Station is this unique opportunity to acquire a development site with full detailed planning for 9 new homes totalling 872.4 square meters of accommodation and 111.6 square meters of garage space.

The full planning application can be viewed using Maldon District Councils portal page using reference: 23/00338/FUL.

The site measures approximately 0.95 acre and is clear of any buildings.

As far as we are aware, no services have been connected to the site.

office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

### Agents Note

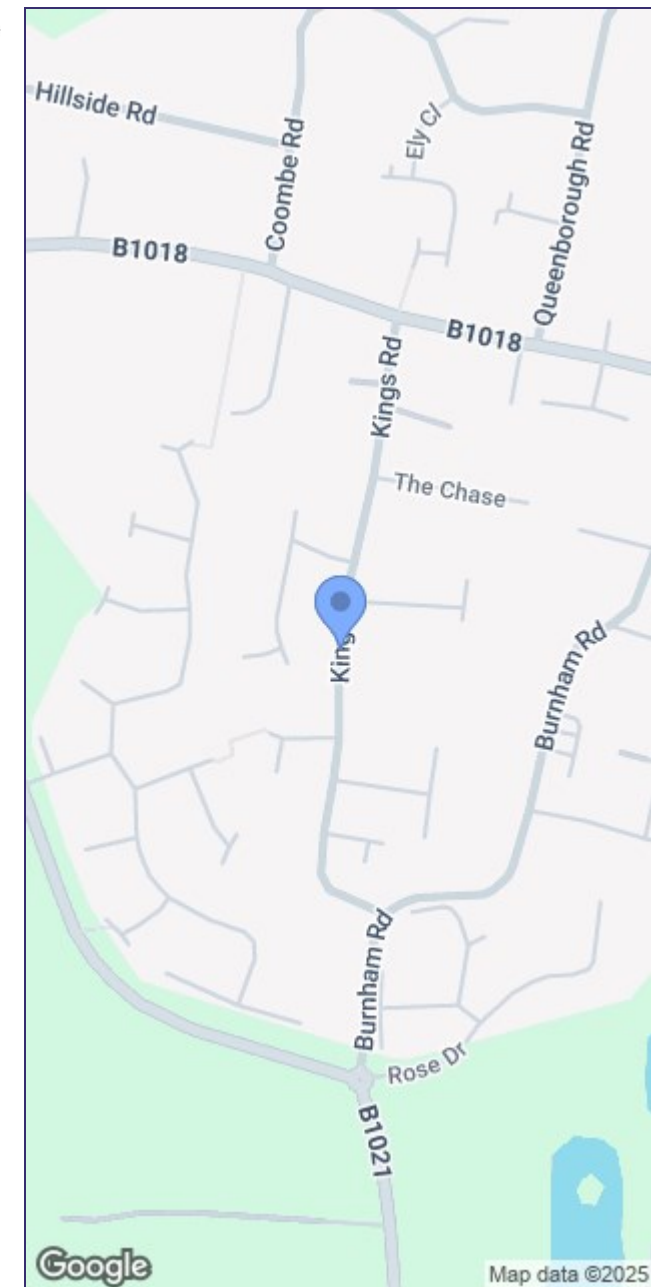
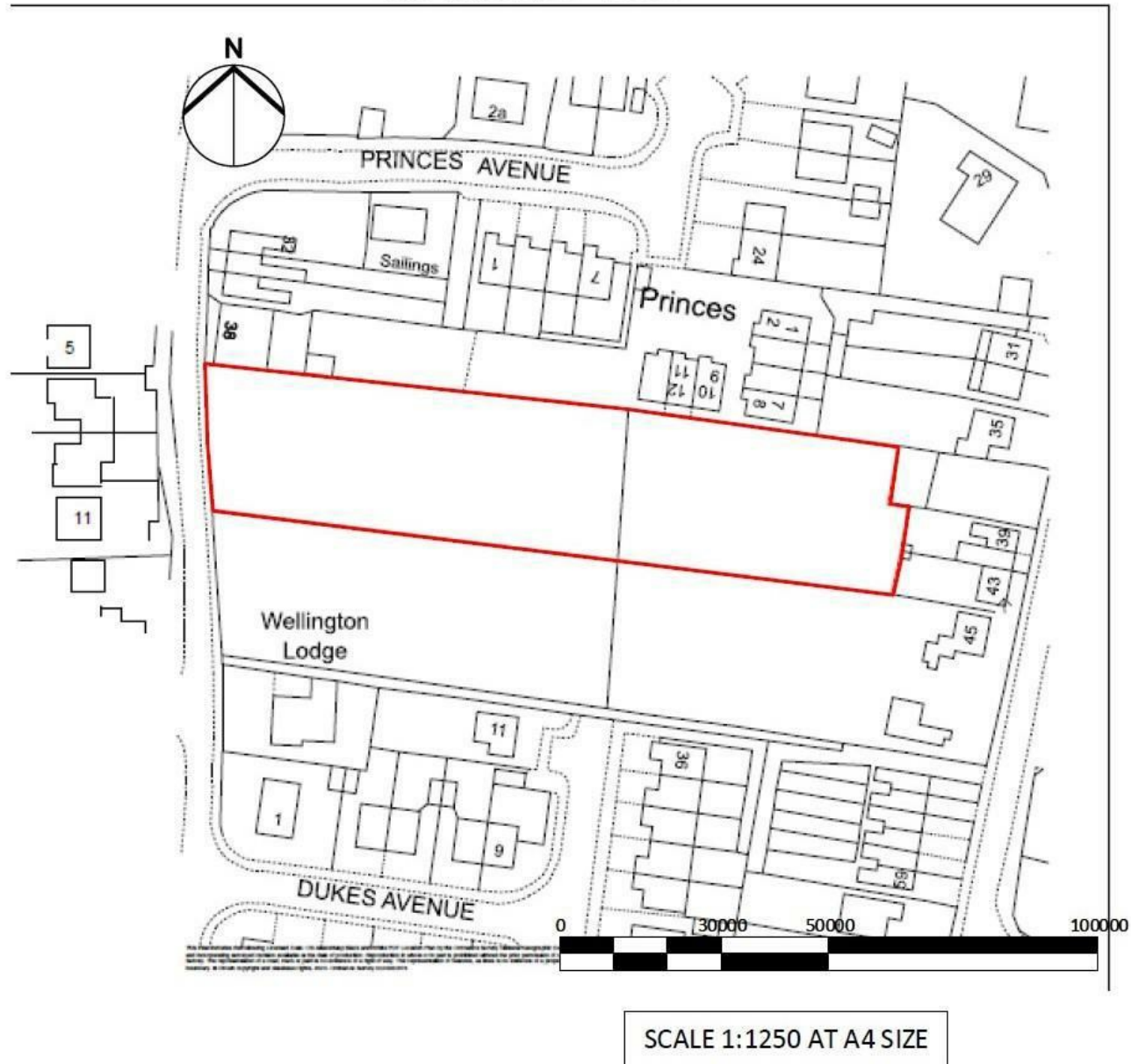
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 Southminster

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post

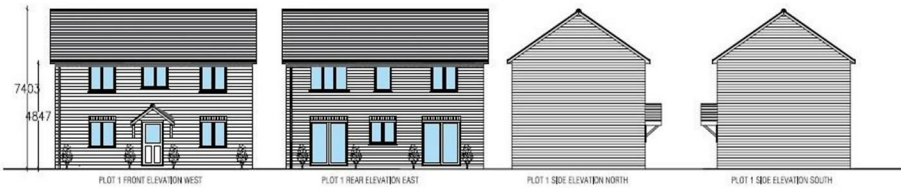
LAND TO THE REAR OF 39 & 41 BURNHAM RD, SOUTHMINSTER, ESSEX. CM0 7ES -

DRAWING NO - DB08

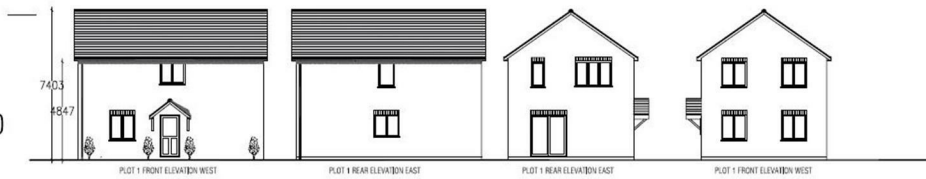




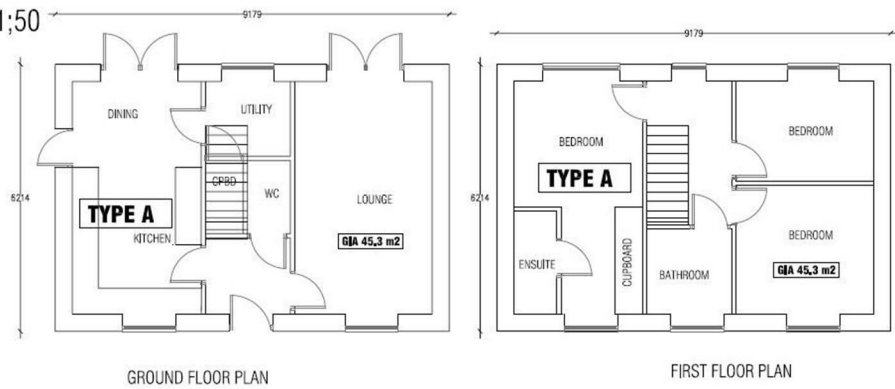
ELEVATIONS 1;100



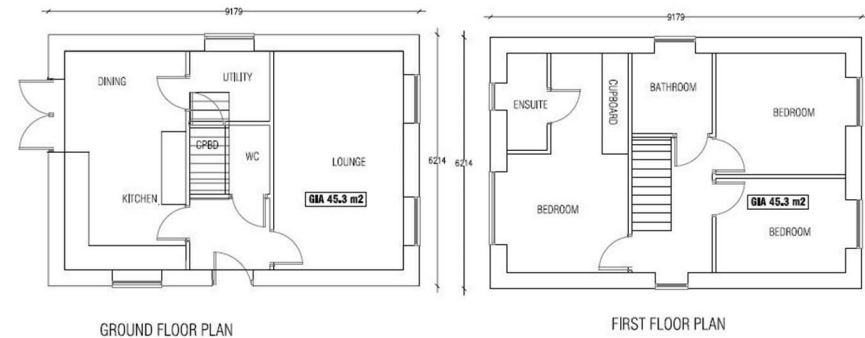
ELEVATIONS 1;100



FLOOR PLANS 1;50



FLOOR PLANS 1;50



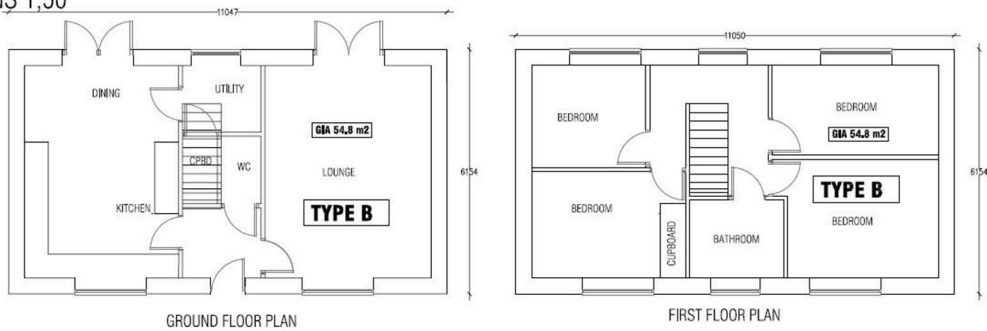
ELEVATIONS 1;100



ELEVATIONS 1;100



FLOOR PLANS 1;50



FLOOR PLANS 1;100

