



Ulting Road, Chelmsford, CM3 2LY
Asking price £200,000



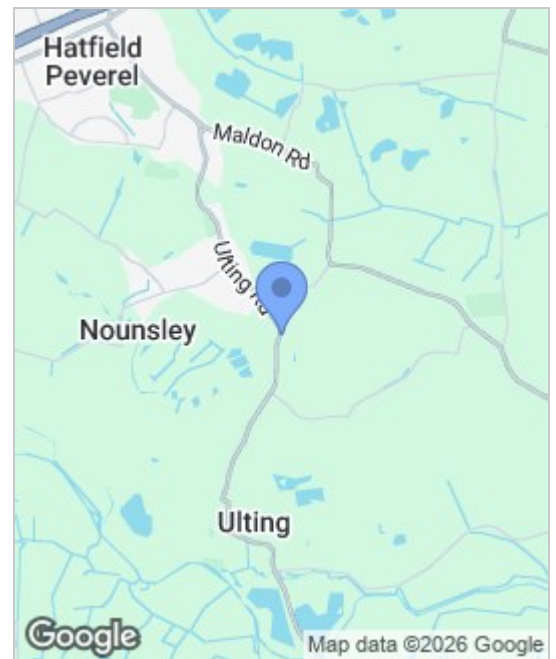
Some More Information...

Offered to the market is this 10acre parcel of grazing land on the outskirts of the village of Hatfield Peverel. The parcel of land has road frontage and double width gated access leading through an area of semi-mature tree planting before giving way to paddock areas. Flanked on one side by a public footpath which interconnects with others this opportunity offers a variety of uses subject to the relevant consents.

Please note the land is currently in use and secured by a locked gate, all viewings should take place via the sole selling agency. All viewers are advised that any animal has the ability to be dangerous and no attempt should be made to approach any animals upon the land, even when accompanied by the selling agency.

Agents Note:

Please note the sale of this land is subject to overage which will be set at a level of 30% uplift in value for a period of 25years from the date of legal completion which will be charged for planning consent gained for either residential or commercial . The full details are available from the sole selling agency.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.