



Seamer Road, Southminster , CM0 7BX
Price £375,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE £375,000 - £400,000. BUILDING PLOT WITH FULL PLANNING PERMISSION...Located down a leafy, unmade, private no through road is this 0.4 acre (36m W x 45m D) building plot. Planning permission has been granted for the erection of a two storey dwelling with accommodation comprising three double bedrooms on the first floor, two en-suites, family bathroom and galleried landing, whilst the ground floor boasts a large entrance hallway, open plan kitchen/family/dining room, two further reception rooms, utility room and cloakroom. Externally there is an independent access, large driveway and 8.5m x 7.2m garage/workshop. the site offers a selection of established trees and hedgerow throughout. There is mains water connected and an old septic tank. Planning permission was granted by appeal on the 24th February 2023. Further information can be found on the Maldon District Council Planning Portal using reference 21/01141/FUL.



Agents Note

In its main the site is clear, there are mature trees and shrubs interspersed throughout, although predominately around the boundaries. The plot does benefit from having a garden storage shed, log cabin with kitchenette and a WC, all of which would be extremely beneficial throughout the build project. There is also a well.

Agents Note

Planning permission granted by appeal decision, ref: 21/01141/FUL using 'Potton Homes' design. Due to copyright, any buyer wishing to build as per plans approved would be required to use Potton Homes for the timber frame part of the build. All other works could be completed by independent means. 'Potton Homes' can supply a 'full turn key' service. The seller is happy to supply any buyer after purchase, quotation and information from a representative at 'Potton Homes'

Alternatively any buyer would have the opportunity to re apply for planning permission using their own design.

Services:

Electricity: There is a telegraph pole sited in the centre of the plot, serving this plot/property only. The seller has has a quotation to remove the telegraph pole and install a new single phase underground connection. Quote expires 27th December 2023. £4202 +VAT.

Water: We are advised by the seller that there is mains water connected to the site.

Drainage: We understand that there is no main drain in the road and therefore a private drainage system would be required. (subject to building control agreement)

Gas: No mains gas available on site.

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

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

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

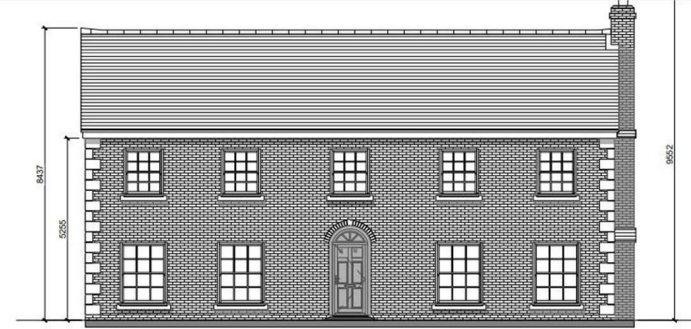
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

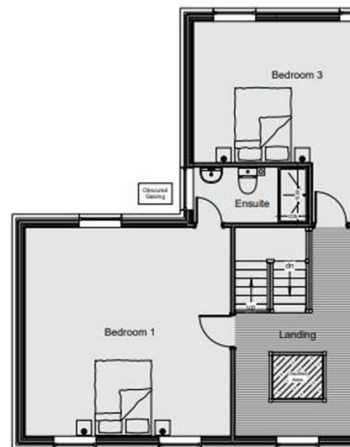
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.



FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR

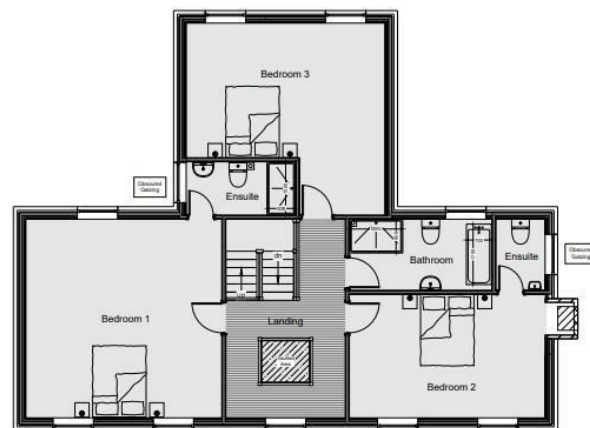
FIRST FLOOR GROSS INTERNAL AREA: 112.3m²

INTERNAL AREA: 112.3m²
 GROSS INTERNAL FOOTPRINT: 131m²
 TOTAL AREA: 224m²



GROUND FLOOR

GROUND FLOOR GROSS INTERNAL AREA: 112.3m²
 GROUND FLOOR EXTERNAL FOOTPRINT: 131m²
TOTAL GROSS INTERNAL AREA: 224m²



FIRST FLOOR

FIRST FLOOR GROSS INTERNAL AREA: 112.3m²

