



1 Eastern Road, Burnham-on-Crouch , Essex CM0 8BS
Price £125,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Ideal Investment or Self-Build Opportunity – Building Plot with Full Planning Permission.

A rare opportunity to acquire a building plot with detailed planning permission for the construction of a two-bedroom detached house extending to approximately 925 sq ft.

Ideally situated in the heart of Burnham, the plot is within easy walking distance of the High Street, railway station, doctors' surgery, schools, local shops, and the picturesque river frontage, making it an excellent location for homeowners and investors alike.

The approved plans provide for a well-designed two-bedroom detached home with off-road parking for two vehicles positioned to the side of the property.

Full details of the approved planning permission are available on the Maldon District Council Planning Portal under reference 26/00132/FUL.



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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.

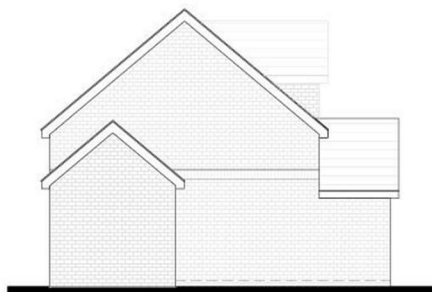
BURNHAM-ON-CROUCH:

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, independent 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.



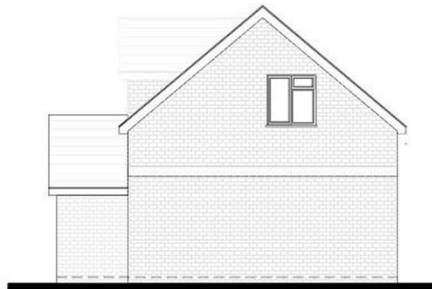
Elevation A



Elevation B



Elevation C



Elevation D

