

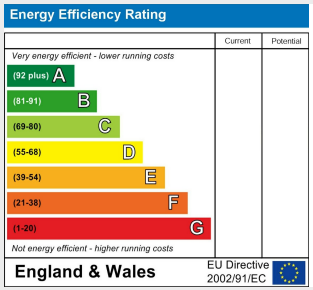
Katonia Avenue, Mayland, CM3 6AD

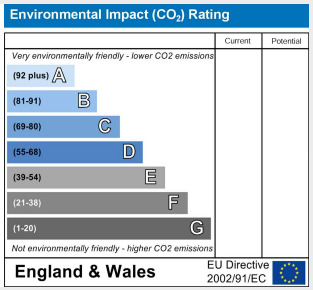
Offers in the region of £300,000

- Building plot in a residential road in Mayland
- Approximate site dimensions of 138ft x 57ft
- Extending to approximately 0.18 acres
- Previously occupied by two semi-detached houses
- Former water, gas and electricity connections (disconnected)
- Offers potential for a self-build project (subject to planning permission)

An exciting opportunity to acquire a building plot in a residential road in Mayland. Measuring approximately 138ft x 57ft and extending to around 0.18 acres, the site previously accommodated two semi-detached houses and offers plenty of potential for a self-build project.

The former properties had water, gas and electricity connections, which have since been disconnected. There is currently no planning permission in place. Any proposed development will be subject to the necessary planning consents, which prospective purchasers should investigate for themselves.





Location

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities. For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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