



**\*\*GUIDE PRICE £600,000 TO £625,000\*\***

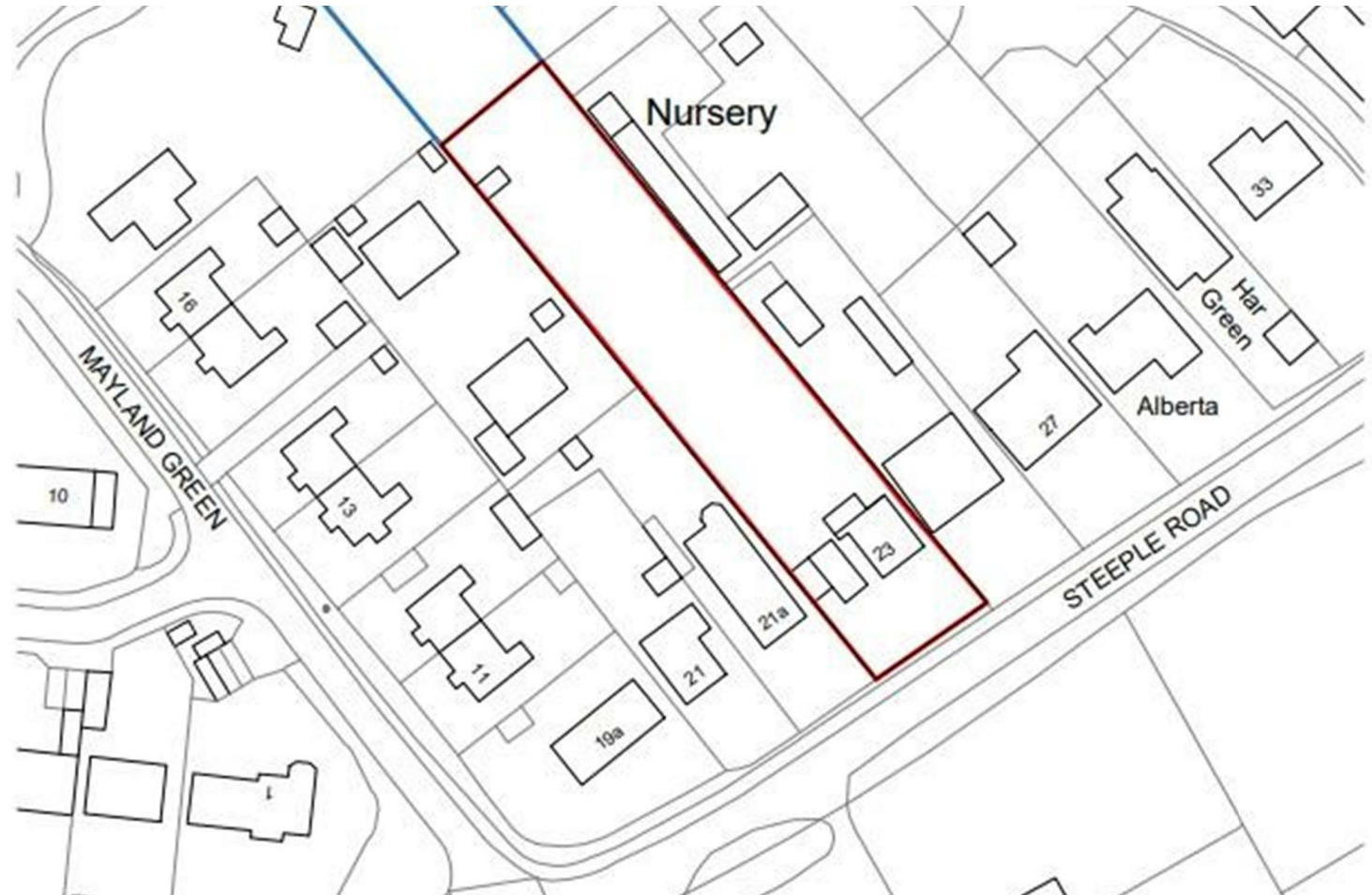
DEVELOPMENT LAND WITH OUTLINE PLANNING FOR TWO DETACHED BUNGALOWS AT THE REAR OF AN EXISTING DETACHED BUNGALOW.

A rare and exciting opportunity to acquire a superb building plot measuring just under 0.75 of an acre and approx. 500' x 65' in total with outline planning permission granted for the construction of two detached bungalows.

There is an existing 'host' bungalow at the front of the site which requires some renovation, however the true appeal of this property lies in the aforementioned rear plot. This presents an exceptional opportunity for developers, investors, or multi-generational buyers seeking to create additional homes in a sought-after setting.

Externally, the existing bungalow is set back from the road with ample frontage and driveway parking, while the generous rear garden provides both privacy and development potential.

For further information we advise all interested parties to refer Maldon District Council's Planning Portal using planning ref no. 25-00193-OUT.



**EXISTING BUNGALOW:****ENTRANCE HALL:**

Obscure double glazed entrance door to side, two radiators, airing cupboard housing hot water cylinder, access to loft space, doors to:-

**LIVING ROOM: 12'10 x 11'11 (3.91m x 3.63m)**

Double glazed window to front, radiator, brick fireplace with tiled display mantle over.

**BEDROOM: 12'10 x 11'1 (3.91m x 3.38m)**

Double glazed window to front, radiator, built in wardrobes.

**BEDROOM: 11'9 > 9'10 x 11' (3.58m > 3.00m x 3.35m)**

Double glazed sliding patio door opening on to rear garden, radiator.

**BATHROOM:**

Obscure double glazed window to side, radiator, three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, part tiled walls.

**KITCHEN/DINER: 16'4 x 11'10 (4.98m x 3.61m)**

Double glazed windows to side and rear, two radiators, range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl single drainer sink unit, built in four ring hob with extractor over and oven below, integrated fridge, space and plumbing for washing machine, built in larder cupboard, wood effect flooring, glazed entrance door to:-

**SIDE LOBBY:**

Glazed sliding door to side, windows to front, side and rear.

**EXTERIOR:**

The overall plot measures just under 0.75 of an acre, the rear of which offers the aforementioned outline planning permission for two single storey detached dwellings. Currently however, the exterior comprises:-

**REAR GARDEN: approx 400' (approx 121.92m)**

The rear garden is predominantly laid to lawn with a

variety of mature and established shrubs planted throughout and various sheds and outbuildings.

**FRONTAGE:**

Further lawned garden area with shingled driveway providing ample off road parking and access to:-

**DETACHED GARAGE:**

The garage currently in situ offers vehicular access to the front and personal door to side, however, assuming the the aforementioned dwellings are built at the rear, this would need to be removed to provide access.

**TENURE & COUNCIL TAX:**

The property is being sold freehold and is council tax band D.

**VILLAGE OF MAYLAND:**

Mayland is a delightful village situated to the east of the historic town of Maldon (approximately 8.5 miles) and is on the banks of the River Blackwater. Mayland offers a selection of local shops including a convenience store, bakery, takeaway, hairdressers, public house and wine bar. Also within the village are two sailing clubs, a primary school, doctor's surgery and beautiful river and countryside walks. Althorne railway station with links to London Liverpool Street is approximately 4.8 miles and Southminster railway station 6.3 miles.

**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.





