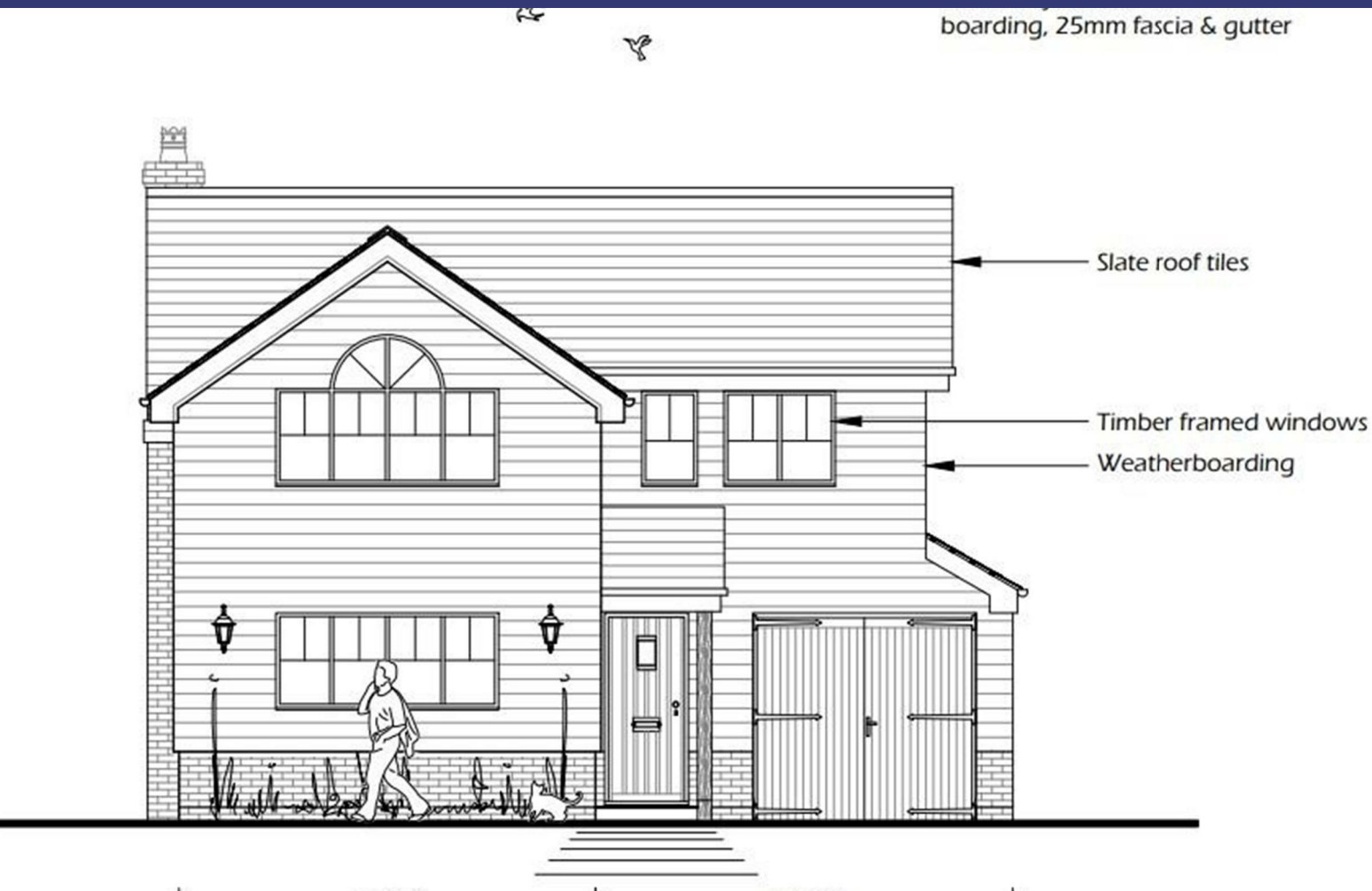




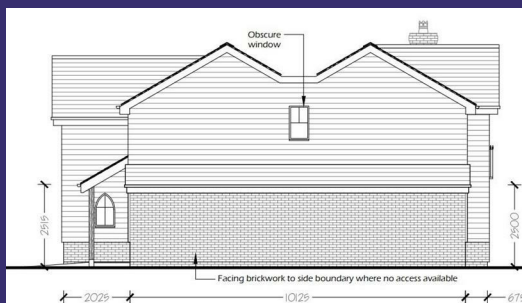
Land Adjacent Grenfell Birchwood Road, Cock Clarks, CM3 6RF

Guide price £225,000

****GUIDE PRICE £225,000**** BUILDING PLOT MEASURING APPROX 90' DEPTH X 32' WIDTH WITH PLANNING PERMISSION GRANTED FOR A DETACHED THREE BEDROOM HOUSE located within the popular sought after village of Cock Clarks. Maldon District Council Ref 26/00318/FUL planning permission for an attractive three bedroom detached two storey house with en-suite facilities serving the principal bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is the living room, kitchen plus breakfast/dining area plus utility room & garage.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Full plans along with the decision notice & the relevant planning documents can be found on Maldon District councils website using the reference 26/00318/FUL.

Agents Note, Money Laundering & Referrals

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 purchaser (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.

