

Building Plot, Marlpits Road, Cock Clarks, Purleigh, CM3 6RB



- Large 0.29 acre Plot with Full planning permission for an architect designed new home
- Easy access to A414 and A12 trunk roads
- Quiet village location
- Rural outlook
- Close to Danbury and Chelmsford

Freehold For Sale
**Residential
Development
Opportunity**

Approximately **0.29 acres**
(0.11 hectares)



Details

Location

The property is located in a semi-rural location approximately 7 miles south east of Chelmsford and close to the villages of Purleigh and Danbury. The smaller towns of South Woodham Ferrers and Maldon are also in close proximity

Chelmsford, approximately 18 minutes by car from the property, is one of Essex's principal towns with a population in excess of 111,000. The City provides a full range of services including a thriving high street and a good range of employment opportunities. The City provides regular railway services to London Liverpool Street with a journey time of approximately 35 minutes.

The plot is located on the eastern side of Marl pits Road, close to the crossroads with Slough Lane and Goat House Lane.

A number of local amenities including pubs, restaurants and schools are located in nearby Cock Clarks, Woodham Mortimer and Purleigh.

Description

The property comprises a large building plot extending to approximately 0.29 acres or thereabouts, located between a number of other residential properties that front Marl pits Road. The property overlooks trees and agricultural land to the east and a nursery to the west.

Please note that boundaries are to be marked out and that the advertised area may be subject to slight variation.

Planning

The site benefits from a full planning permission dated 14th July 2014 under reference number FUL/MAL/14/00277 for the *"re-development of an existing site to create a proposed new bungalow dwelling house with detached garage..."*.

The planning permission allows for the development of a two/three bed bungalow with separate living room, kitchen/diner and garage. We have calculated the gross internal area of the proposed dwelling to be 113 sq.m or thereabouts.

It is our opinion that there is potential to vary this permission to create a larger dwelling subject to receiving the necessary permissions.

Services

It is assumed that all services normal to this type of location are available in the area.

Tenure

Freehold with vacant possession.

Method of Sale

The property is offered for sale by Private Treaty at a Guide Price of £285,000 subject to contract only with the benefit of the existing permission.

VAT

We understand that VAT will not be charge on the purchase price but all interested parties should undertake there own investigations.

Further Info

An information pack including a copy of the Permission and design drawings is available upon request.

Local Authority

Maldon District Council
Council Offices, Princes Road, Maldon, CM9 5DL

Telephone: 01621 854477

Particulars

Prepared in July 2015.

Viewing

By prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

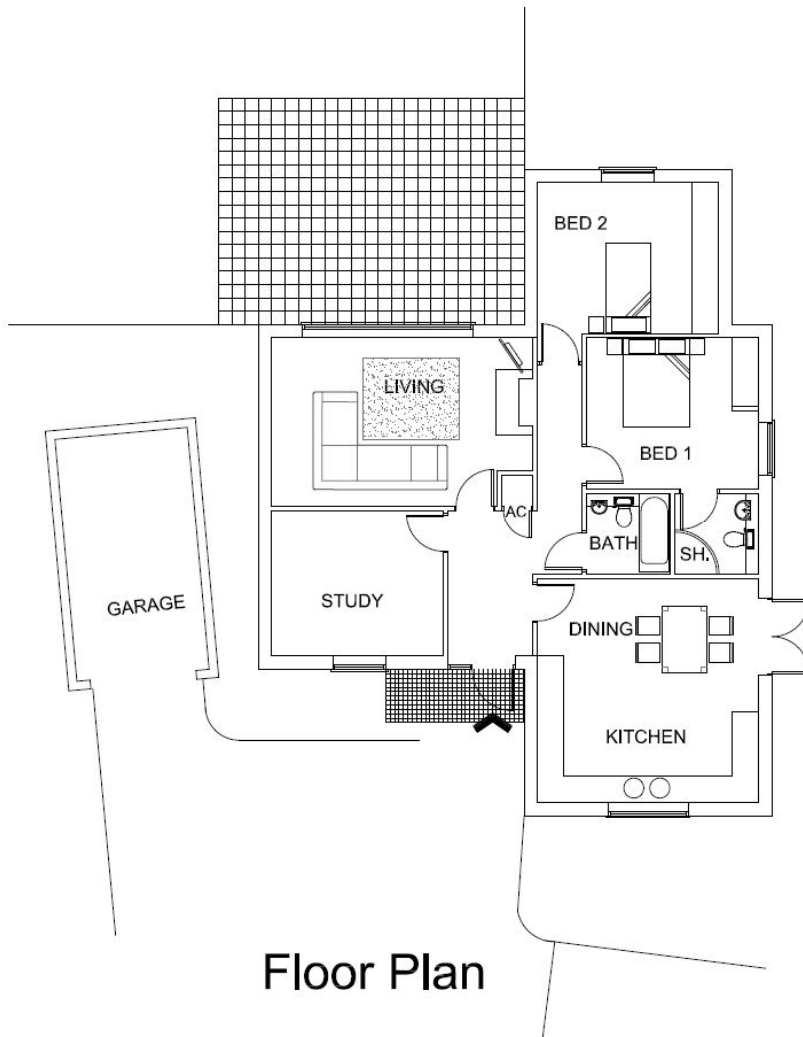
fennwright.co.uk

Contact:

Roger Hayward
rphh@fennwright.co.uk

OR

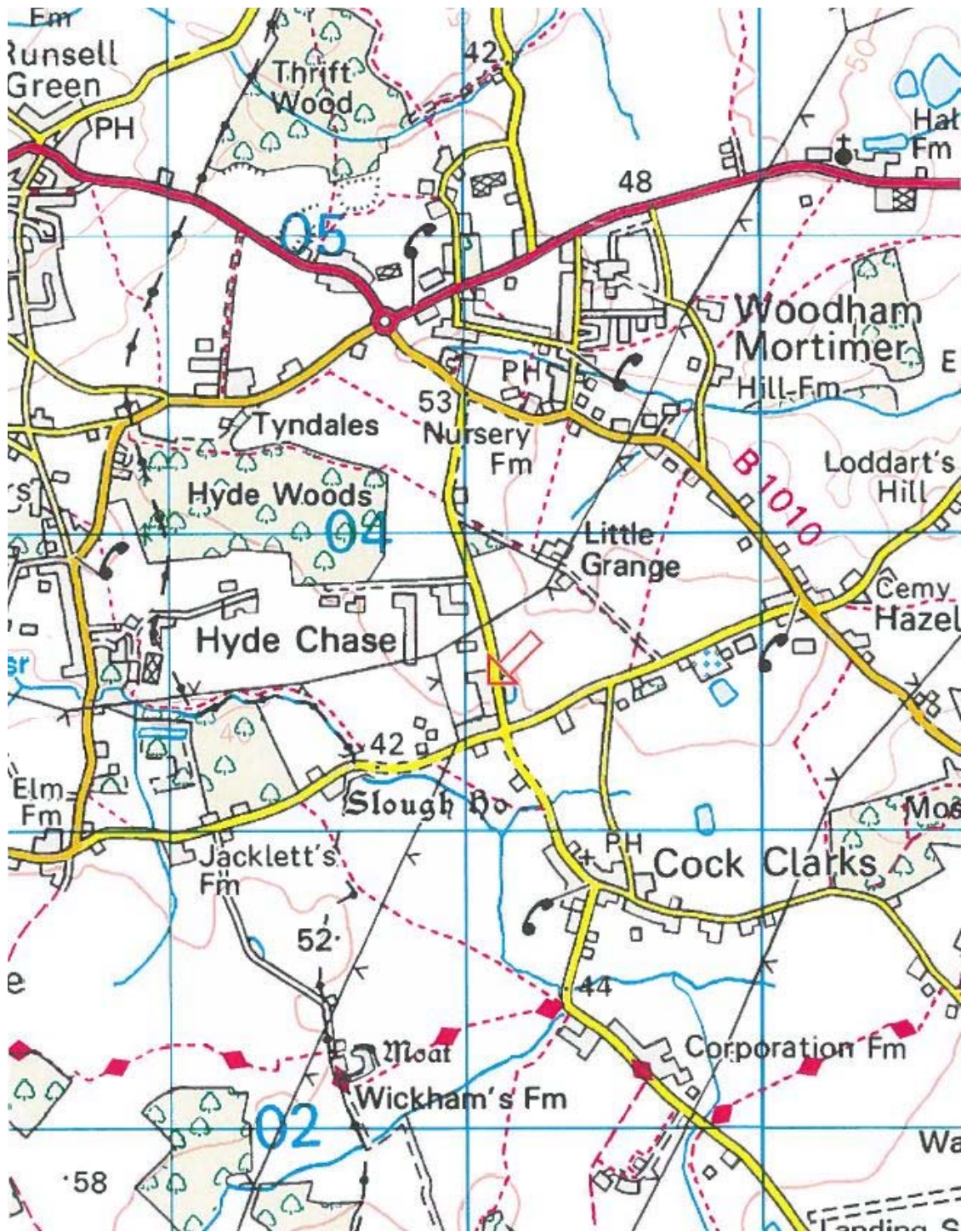
James Hancock
jph@fennwright.co.uk



Floor Plan



EAST ELEVATION



For further information

01245 261 226

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