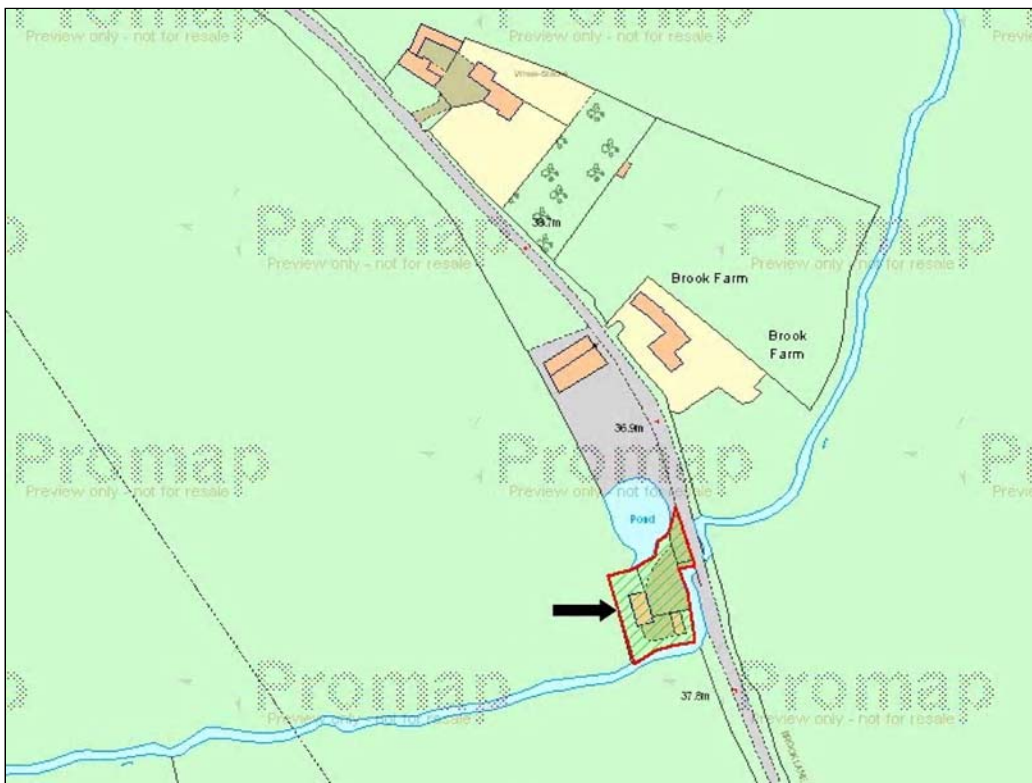


THE MEADOWS, BROOK LANE GALLEYWOOD

An opportunity to acquire a plot of land situated in the delightful rural spot of Galleywood. The site measures approximately 0.23 of an acre and currently comprises of a mobile home. The site is being sold with no planning permission.



Guide Price £150,000 Subject to Contract

01245 491111

Chartered Surveyors, Estate Agents, Property Consultants

www.fennwright.co.uk

Imperial House, Victoria Road Chelmsford, CM1 1NY
Fax 01245 261488
Email chelmsford@fennwright.co.uk

Also at: Colchester 01206 763388
Ipswich 01473 232700 - Witham 01376 516464

The Meadows, Brook Lane, Galleywood, CM2 7SX

The accommodation, with approximate room sizes, briefly comprises: 01376 516464

AGENT'S NOTE

We would like to advise all interested parties that the history of the site reveals that a Certificate of a Lawfulness application for an Existing Use or Development (CLEUD) was submitted and approved in 1993 for the use of the land as a caravan site for the stationing of one caravan for human habitation. A further CLEUD application was submitted in 2007 for a permanent dwelling which was refused. The site is situated within the greenbelt where restrictive development policies apply. The property has mains water and septic tank.

SURVEYS & VALUATIONS

RICS Homebuyers' Survey & Valuations Reports and Full Building Surveys undertaken promptly. Mortgage Valuations (where instructed) undertaken at reduced rate if full survey commissioned. For free quotation Andrew Crayston FRICS.

GALLEYWOOD

The site is situated in a rural spot on the edge of Galleywood village. The village offers primary, junior and secondary schooling, a number of pubs, restaurants, and also shops catering for day to day needs. Chelmsford Town Centre lies approximately 2.5 miles to the north west of the plot where there is a more extensive range of shopping and recreational facilities. There is convenient access to the A12 providing access to Colchester to the North and M25 (Junction 28) to the South. We would like to make all interested parties aware the site is being sold with no planning permission.

DIRECTIONS

Leave Chelmsford via New London Road following signs for Galleywood, continue into Galleywood village turning left onto Watchouse Road, continue along this road turning right onto Pipers Tye. Stay on this road for several miles where the property will be seen on the right hand side.

AGENT'S NOTE

Photographs and brief property details are displayed on the internet by direct access to Fenn Wright website: www.fennwright.co.uk which links to www.rightmove.co.uk, Britain's number one property website.

VIEWING

Strictly by appointment through Fenn Wright on

VIEWING STRICTLY BY APPOINTMENT THROUGH FENN WRIGHT 01376 516464