



## SINGLE BUILDING PLOT WITHIN THE ATTRACTIVE VILLAGE OF SALCOTT

BUILDING PLOT, THE STREET, SALCOTT, MALDON, ESSEX, CM9 8HL

## SINGLE BUILDING PLOT

THE STREET, SALCOTT,  
MALDON, ESSEX, CM9 8HL

**Guide price £200,000 FREEHOLD**

Planning permission granted for a 3 bedroom detached house – 148 sq m

- Kitchen/dining/family room
- Living room
- 2 bathrooms (1 en suite)

Kelvedon 7.2 miles (rail service to London from 51 minutes), A12 (junction 24) 7 miles, Tollesbury 4 miles (sailing facilities), Mersea Island 7.6 miles.

### Situation

The site is in the small village of Salcott, 8 miles southwest of Colchester and north of Maldon. The village lies adjacent to Tolleshunt Knights, Tollesbury and Great Wigborough and near to Kelvedon, which has a mainline railway station into London's Liverpool Street.

The surrounding villages also offer a range of primary and secondary schooling. Further afield in Colchester are well renowned grammar schools.

For the golf enthusiast, the Five Lakes Hotel, Golf and Country Club is located in Tolleshunt D'Arcy and there are some beautiful coastal and river walks close by in Old Hall Marshes, whilst for sailing enthusiasts the Blackwater Estuary and West Mersea lie to the south and east respectively.

### Description

Planning permission granted by Colchester Borough Council in November 2015 under planning application number 152149 and was renewed in October 2018 for a detached, two-storey cottage-style property with garage extending to 148 sq m. The internal accommodation provides for a kitchen/family room, living room, cloakroom and utility room with three first-floor bedrooms, two bathrooms (one en suite).

### Postcode

CM9 8HL

### Services

Will need to come in from the road including mains drainage.

### Viewing

The plot can be viewed from the street and is a vacant piece of land adjacent to Green Farm House.



Stephen White, Savills Chelmsford  
[swhite@savills.com](mailto:swhite@savills.com)  
+44 (0) 1245 293 233  
[savills.co.uk](http://savills.co.uk)