



**Site for development at Maldon Road, Latchingdon, CM3**

Guide £365,000 Freehold



**Local Information:** North Fambridge train station: 1.4 miles; South Woodham Ferrers: 5 miles; Maldon: 4.5 miles; Burnham on Crouch: 7 miles; Wickford train station: 9.5 miles; Chelmsford: 12 miles. All distances approximate.

The property is situated on Maldon Road, Latchingdon which is a non-estate location, adjacent to farmland. Latchingdon has its own village amenities, but is also within 6.5 miles of Maldon town and 7 miles from Burnham-On-Crouch, both with further shopping facilities.

The area is popular with those enjoying the outdoor life and sailing enthusiasts with a number of small yacht clubs dotted along the estuary. A parcel of land approx. 18m x 50m with outline planning for the replacement of a single dwelling. The proposed development will measure 14m x 12m approximately over two levels, equating to approximately 336 m<sup>2</sup>. Permission was granted by Maldon District Council under application number 19/01214/OUT.

The current dwelling suffered severe fire damage and will need to be demolished prior to the start of the development.

The property will sit centrally in its grounds providing front, rear and side gardens. Part of the garden, to the south of the house, is classed as agricultural with the necessary development restrictions applying.

**Services:** We understand all services normal to this type of location are available in the area.

**Agent's notes:** (1) The site is being sold with outline planning and therefore full design planning drawings are required together with Building Regulations. Further details relating to the proposal can be located on the Maldon District Council's website.

(2) A strip of land the south of the bungalow measuring 10m x 50m is classified as agricultural and has a development overage agreement. In the event planning permission is granted on this area of land a 50% uplift will be payable. Further details upon request.

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