



Development opportunity with planning for three dwellings

Site at Maltings Farm, Maltings Hill, Church Road, Ongar, Essex

£1,000,000 Freehold



Planning consent for three detached dwellings • Edge-of-village rural situation • Planning permission granted • Site size about 0.59 acres • Good access to Ongar, Epping and M11

Local Information: Moreton village: 0.6 miles, Fyfield village: 1.7 miles, Chipping Ongar: 3 miles, M11 (junction 7): 5.3 miles, Epping Underground rail service: 7 miles. All distances approximate.

The site is located on the immediate borders of Moreton village and within an attractive stretch of Essex countryside. Moreton and the nearby village of Fyfield benefits from ancient inns and village schools. The nearby village of Ongar provides a more comprehensive range of shops including a Sainsbury's supermarket and a senior school - The Ongar Academy.

About this site: Planning permission was granted under application EPF/0181/18 for the removal of outbuildings and an existing dwelling and the erection of three detached dwellings, the formation of a new highway access and ancillary works. The permission was granted on 3rd March 2021.

The properties, when developed, will provide three bedrooms, two bathrooms and versatile ground floor living space including living and kitchen areas, a utility room and a ground floor cloakroom.

The houses are set back from Maltings Hill, a country lane. Provision within the planning permission is made for parking spaces in front of the properties. Each of the gardens enjoy a southerly aspect. Overall the plot extends to about 0.59 acres.

Method of sale: Unconditional offers are invited. In submitting offers parties should provide sufficient information to allow the seller to assess the competence in developing these properties and it would therefore be helpful if the purchasers could provide details of other development opportunities they have been involved in.

Services: It will be the responsibility of the purchaser to install services.

Wayleaves, easements and rights of way: The site is sold subject to the benefit of all existing wayleaves, easements and quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

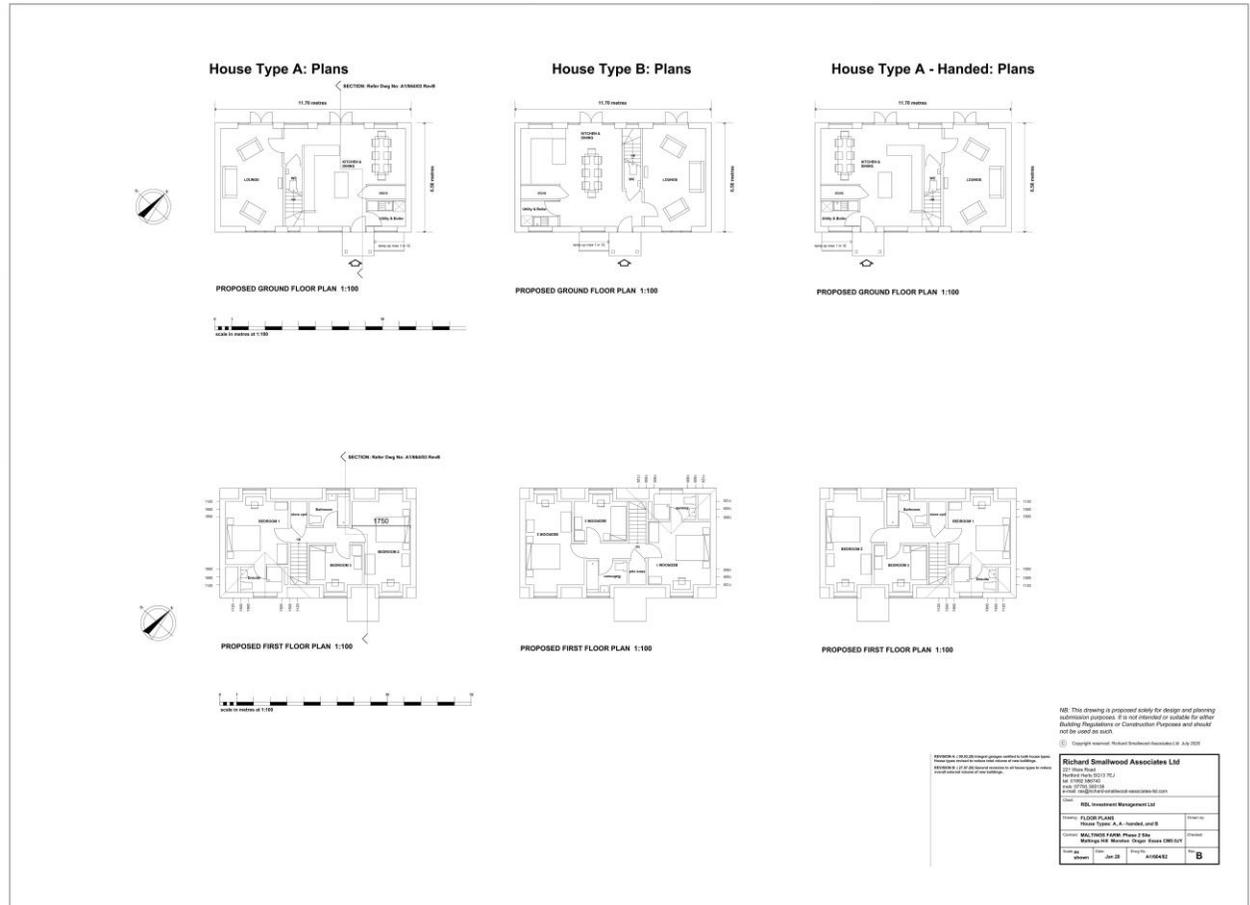
Note: Drawings not to be used for construction purposes including the setting out of the development on site, nor for the purpose of any contract.

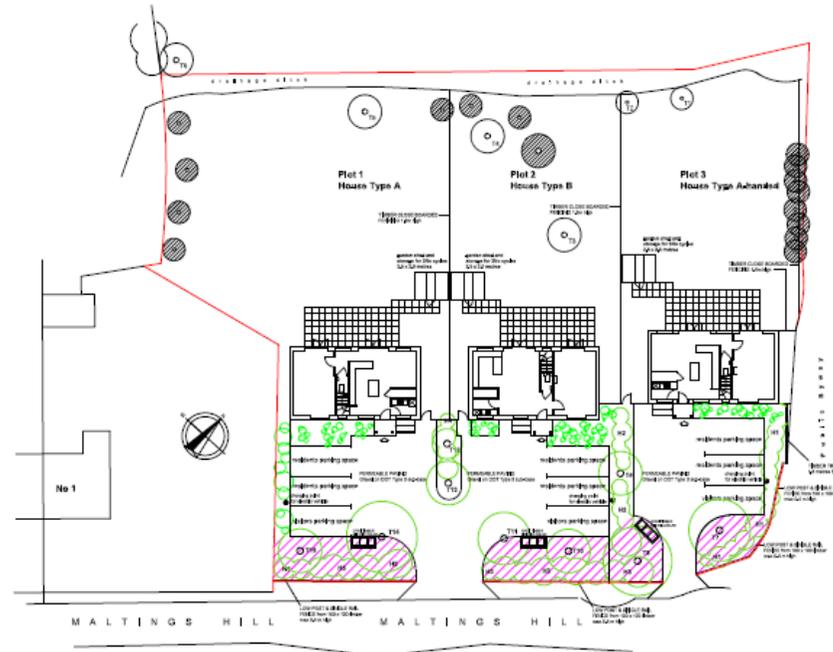
Directions: From Moreton village centre, pass Moreton C of E Primary School heading on Church Road. Continue past Moreton Church and the development site will be found on the left-hand side before Little Laver Road.

For those using the what3words app please use CHIP.BROOM.SETTLE.

Postcode: CM5 0JY

Viewings: The site is currently enclosed with a hoarding and should purchasers wish to enter the site they must make arrangements with Savills before doing so. Viewers visit the site at their own risk.





PROPOSED SITE PLAN 1:200
NB: with proposed landscaping

LANDSCAPING

TREES
 T10 - Area 10m x 10m x 10m
 T11 - 10m x 10m x 10m
 T12 - 10m x 10m x 10m
 T13 - 10m x 10m x 10m

HEDGES
 H1 - 10m x 10m x 10m
 H2 - 10m x 10m x 10m

PLANTING
 P1 - 10m x 10m x 10m
 P2 - 10m x 10m x 10m
 P3 - 10m x 10m x 10m

WATER PLANTING
 W1 - 10m x 10m x 10m
 W2 - 10m x 10m x 10m

PROTECTION
 PR1 - 10m x 10m x 10m
 PR2 - 10m x 10m x 10m

THE LANDSCAPING WORKS
 L1 - 10m x 10m x 10m
 L2 - 10m x 10m x 10m

CONCRETE
 C1 - 10m x 10m x 10m
 C2 - 10m x 10m x 10m

MAINTENANCE OF LANDSCAPING
 M1 - 10m x 10m x 10m
 M2 - 10m x 10m x 10m

NB: This drawing is proposed solely for design and planning submission purposes. It is not intended or suitable for either Building Regulations or Construction Purposes and should not be used as such.

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Client: RBL Investment Management Ltd			
Drawn by: EXISTING & PROPOSED SITE PLAN	Drawn by:		
Contract: MALTINGS FARM; Phase 2 Site Maltings Hill, Moreton, Ongar, Essex CM5 0JY		Checked:	
Scale as shown	Date: Jan 20	Drawn No: A1/664/01	Rev: B

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