



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.

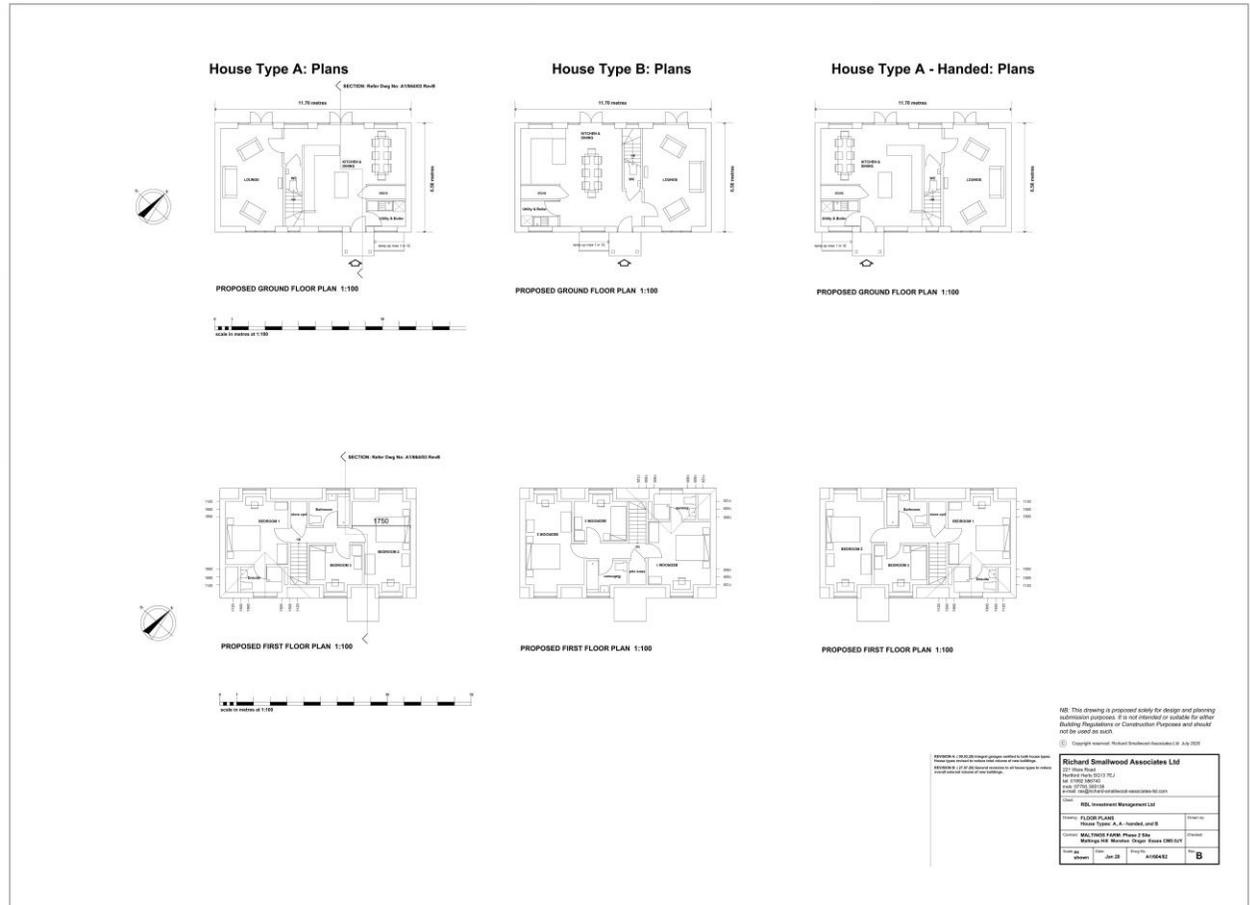
Note: Drawings not to be used for construction purposes including the setting out of the development on site, nor for the purpose of any contract.

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.

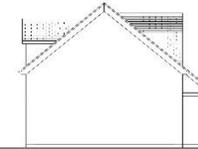
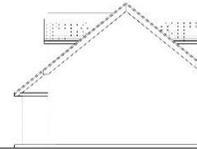
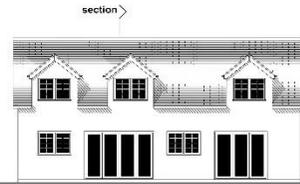
For those using the what3words app please use CHIP.BROOM.SETTLE.

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.



HOUSE Type A



ENTRANCE SE ELEVATION 1:100

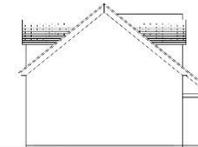
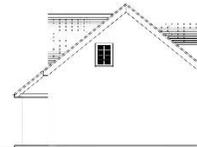
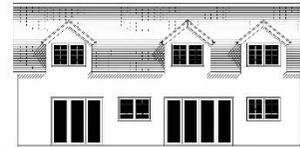
GARDEN NW ELEVATION 1:100

NE GABLE ELEVATION 1:100

SW GABLE ELEVATION 1:100



HOUSE Type A - handed



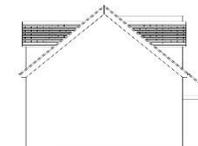
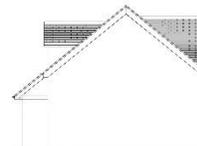
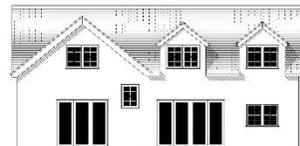
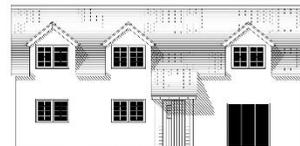
ENTRANCE SE ELEVATION 1:100

GARDEN NW ELEVATION 1:100

NE GABLE ELEVATION 1:100

SW GABLE ELEVATION 1:100

HOUSE Type B

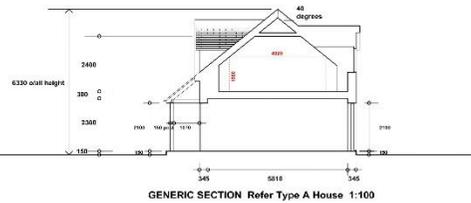


ENTRANCE SE ELEVATION 1:100

GARDEN NW ELEVATION 1:100

NE GABLE ELEVATION 1:100

SW GABLE ELEVATION 1:100



GENERIC SECTION Refer Type A House 1:100

PROPOSED MATERIALS

1. EXTERIOR WALLS: 90mm brick through eaves; render colour: light grey
2. INTERIOR WALLS: 90mm natural ash
3. FLOOR FASCINGS & SKIRTING: 90mm painted colour: white
4. BAY/DECK BOARDS TO GABLES: 18mm painted colour: white
5. DOWNPIPE BRACKETS: Powder coated 40mm x 40mm x 1.5mm steel colour: light grey. Channels finished in lead sheathing
6. BRICKWORK: CLASSIC SANDLIT: Classic pattern in soft grey colour: white
7. EXTERIOR DOORS: 40mm x 100mm x 20mm. Double glazed in soft grey colour: white
8. MAIN ENTRANCE DOORS: Timber with clear finish
9. MAIN ENTRANCE PORCHES: Exposed timber (suitable for use in pair/ded) set in.

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			
Project:	ELEVATIONS & SECTION	Drawn:	JD
	House Types A, A - handed, and B	Checked:	JD
	Project: MALTINGS FARM Phase 2 Site	Checked:	JD
	Moulton Hill, Moulton, Northampton NN3 7JF	Checked:	JD
Scale:	As Shown	Date:	Aug 19
Sheet:		Drawn No.:	A1106403
		Rev:	B

