

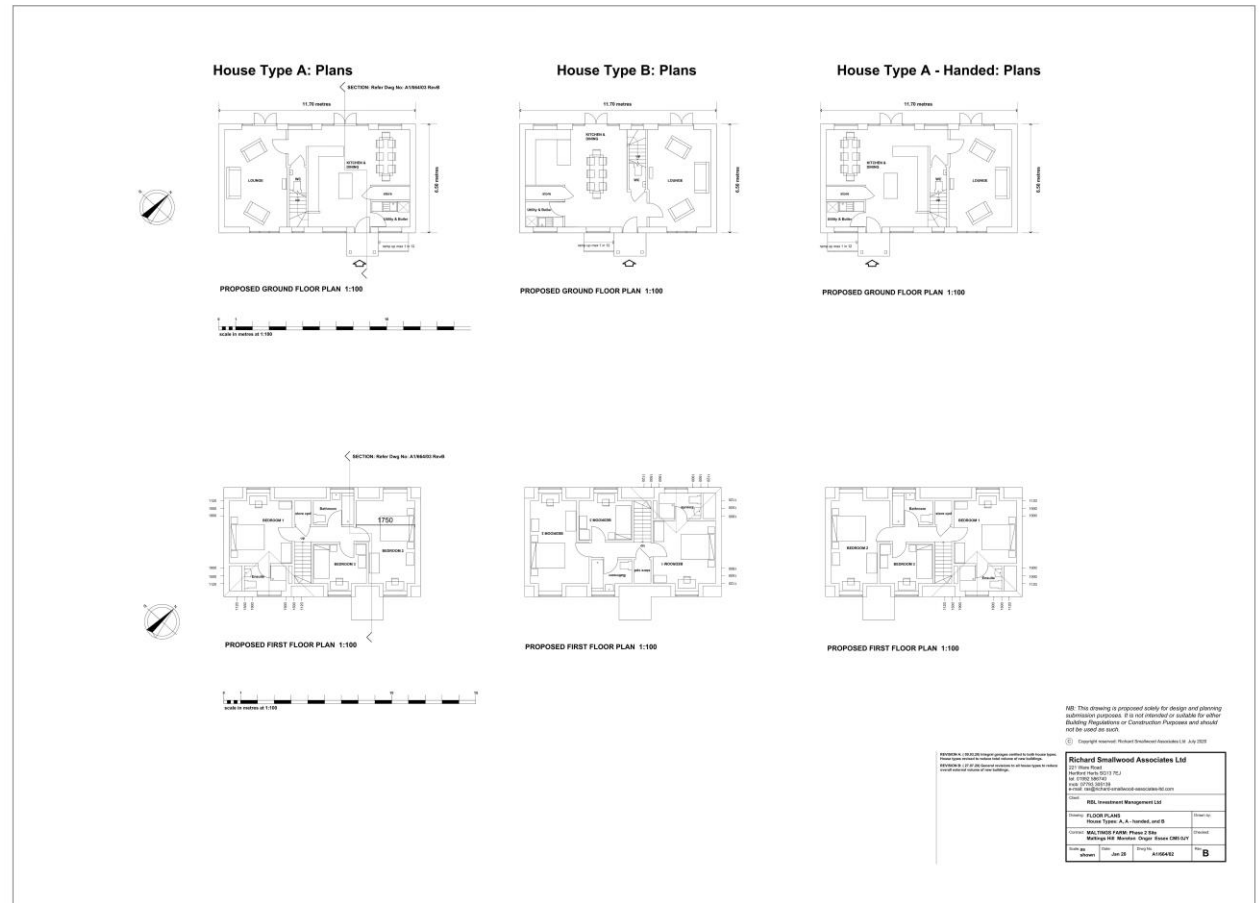


## Development opportunity with planning for three dwellings

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

£1,000,000 Freehold





[illegible]

**HOUSE Type B**

A diagram of a gabled roof structure. It shows a cross-section of a roof with a central ridge and two sloping sides. The roof is supported by vertical posts. The diagram illustrates the relationship between the roof pitch and the horizontal distance from the eave to the ridge.

A diagram of a gabled roof structure. It shows a cross-section of a roof with a central ridge and two sloping sides. The roof is supported by vertical posts. The diagram illustrates the relationship between the roof pitch and the horizontal distance from the eave to the ridge.

Figure 1 shows a cross-section of a house with a gabled roof. The roof pitch is 45 degrees. The main body of the house has a height of 2400. A smaller section on the right has a height of 3360. The roof height is 2520. The drawing includes dimensions for the roof pitch, heights, and widths.

GENERIC SECTION Refer Type A House 1:100

1. **EXTERIOR WALLS:** Generally thin coat through colour or render colour: light grey
2. **INTERIOR ROOF Sl:** Black natural slate
3. **ROOF FASCIA & GUTTERS:** Timber painted colour: white
4. **BARGE BOARDS TO GABLES:** Untreated natural colour: white
5. **DOWNSPOUTS/ GUTTERS:** Plastic finished in plain black through colour render colour: light grey. Chasing for sheet in lead sheeting.
6. **WINDOWS / GLAZED SCREENS:** Double glazed in uPVC colour: white
7. **EXTERIOR DOORS** except in main entrance: Double glazed in uPVC colour: white
8. **MAIN ENTRANCE DOORS:** Timber with clear finish
9. **MAIN ENTRANCE PORCHES:** Exposed timber post and beam & (see painted white

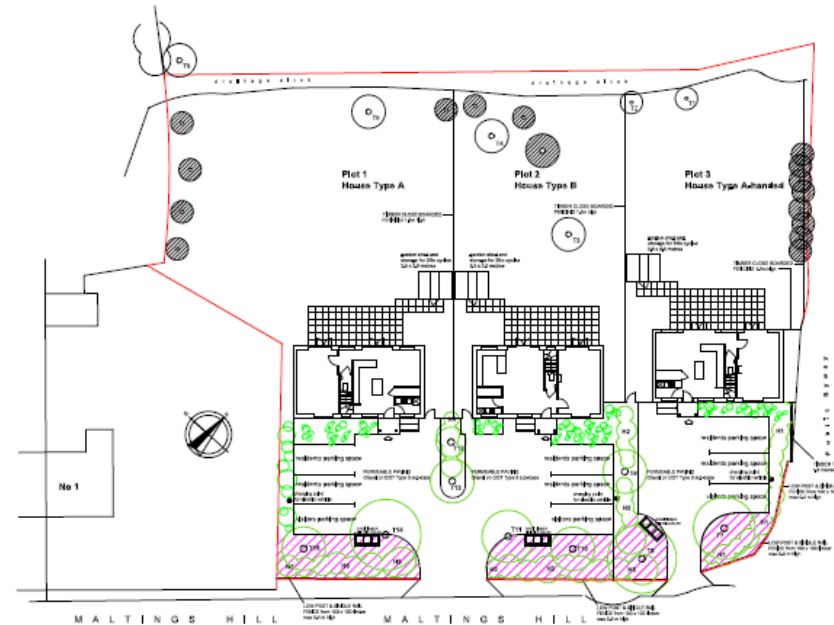
**REVISION A:** (18.00.20) Integral garages allotted to both house types. House types reduced to reduce total volume of new buildings.

*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.*

Copyright reserved: Richard Smalley & Associates Ltd. July 2012

**Richard Smallwood Associates Ltd**  
221 Ware Road  
Hartford, Herts SG13 7PL  
tel: 01952 586740  
mob: 07793 306138  
e mail: rsmall@rsmallwood-associates.ltd.com

Client:	RBL Investment Management Ltd		
Project:	ELEVATIONS & SECTION House Types: A, A - handed, and B	Drawn by:	
Contract:	MALTINGS FARM: Phase 2 Site Maltings Hill, Morston, Orngate, Essex CM5 0JY		
Scale as shown:	Date: Aug 19	Drawn By: A106403	Rev: <b>B</b>



**PROPOSED SITE PLAN 1:200**  
NB: with proposed landscaping

## LANDSCAPING

**THE**

T12: Anne-Jeanne Lamond, Nancy May  
T7, T8, T11 & T14: Rowan  
T9 & T13: Sam Cherry

## HBRCA

143 &amp; 144: 143y

H1 H2 H3 H4 Mixed Hedge  
 90% Hawthorn  
 10% Hawthorn  
 90% Holly  
 10% Holly  
 90% Tree Holly  
 10% Dogwood  
 90% Dogwood

## PLANTING

**Planting seeds with topsoil. Planting by Owner/Gardener**

To find boundary and establishment:  
Seed with meadow grasses & wild flowers mixture  
Reference: "Seedies 1000 Seed ESM" supplied by  
Garden Seeds  
Limes Farm, Tenny All Saints  
North, PO4 4RT  
Tel: 0153 826028  
Email: [info@gardenseeds.co.uk](mailto:info@gardenseeds.co.uk)

**Planting Flies & grasses/seed mix: 40 gph/seed**

#### HEDGE PLANTING

US to US industries: 5% raise 1/2m spent; staggered planting at rate of 400 per 10m trees.

## PROTECTION

Trees & hedges to be protected against rabbits, deer, and horses.  
Trees to be staked.  
Planting seeds to be mulched, mulch to be kept back from plants.

## THE LANDSCAPE IN WORK

All operations shall be carried out at the optimum time of the year and in response to plant growth.  
The timing of operations shall be in accordance with good horticultural practice.  
Weak property shall be provided with permanent watering points to both the front and rear garden areas.

## 834945

Edgings to parking areas, roadways, and paths to be formed using preserved treated timber fixed to preservative treated timber stakes. Top of edgings to be at 25mm above level of parking area, roadway, and paths.

## MAINTENANCE OF LANDSCAPES

The Landscaping Contractor is to be retained to carry out maintenance of the planting during the first year following completion of the landscaping works. This maintenance to include:-

- \*Watering as required.
- \*Replanting damaged or lost specimens and trees shown (200 @ £100)
- \*Tree up masts (200 @ £10)
- \*Realize any planting that has failed (200 @ £10).

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.

© Copyright reserved; Richard Smallwood Associates Ltd July 2020

## Richard Smallwood Associates Ltd

221 Ware Road  
Hertford Herts SG13 7EJ  
tel: 01992 586740  
mob: 07793 305139  
e-mail: [ras@richard-smallwood-associates-ltd.com](mailto:ras@richard-smallwood-associates-ltd.com)

Client	RBL Investment Management Ltd
--------	-------------------------------

[illegible]

Drawing: EXISTING &amp; PROPOSED SITE PLAN

\_\_\_\_\_

Copyright 2001 KING'S PAPER, Paper 3, 81%

Contract: MALTINGS FARM, Phase 2 Site  
Maltings Hill, Moreton, Ongar, Essex

[illegible]

Socks as	Date:	Greg No.
----------	-------	----------

shown	Jan 20	A1/66
-------	--------	-------

[illegible]

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220302SAW

