



A house and outbuildings in need of modernisation, set in approaching 3 acres

**Tillingham, Southminster, Essex**

Offers in excess of £750,000 Freehold

**savills**



Detached house in need of modernisation • Set in an established plot • Courtyard of run-down outbuildings • Essex barn • Beautiful views over the surrounding countryside • On the edge of a pretty village with a shop and two pubs • Five miles from a station on a branch line into London Liverpool Street

#### Local Information

Tillingham: 0.4 miles, Bradwell on Sea: 2.1 miles, Southminster: 5 miles (Liverpool Street from 71 minutes), Burnham on Crouch: 7.8 miles, Maldon: 15 miles, Chelmsford: 23 miles. All distances approximate.

The property is situated in a lovely stretch of open countryside on the Dengie Peninsula between the villages of Tillingham and Bradwell. Tillingham offers a range of basic local amenities including a doctors' surgery and the larger village of Southminster (5 miles away) has a number of local shops, restaurants, public houses, another surgery and a station on the branch line into London Liverpool Street. Bradwell and Southminster each have their own primary schools and the local secondary school (Ormiston Rivers Academy) is only around 6 miles away in the town of Burnham on Crouch. Both Burnham and the larger town of Maldon (13 miles) have a wider range of shops and other facilities and are hubs for sailing enthusiasts, while the city of Chelmsford is home to two outstanding grammar schools, a number of excellent private schools, a bustling shopping centre and a station on the main line to Liverpool Street.

#### About this property

The four bedroom detached house is believed to have been built in the 1930s and is now in need of complete modernisation or redevelopment. Its plot of approaching three acres lies on the edge of Tillingham village, with open farmland adjoining its eastern boundary, and includes a collection of run-down outbuildings and an Essex barn. The carriage driveway runs almost half the width of the plot and provides access to the house, outbuildings and grounds, which include some light, mainly deciduous woodland and a large pond to the east, more formal gardens to the south and a field (currently left to scrub) beyond the outbuildings on the northern side.

No planning enquiries have been made as to the future potential of the property and buyers are asked to make their own enquiries as it is being sold by informal tender on a sold-as-seen basis. Interested parties wishing to make an offer are asked to complete the form attached to this brochure or by requesting it from the Savills Chelmsford office.

At the time of dictation, Probate had yet to be granted and there may therefore be some delays in a buyer being able to exchange contracts and complete.









### Services

Mains water and electricity, private drainage. Please note under current legislation the private drainage system will need replacing with a compliant treatment plant and it will be the responsibility of the incoming purchaser to install this.

### Informal Tender

Those wishing to make an offer for the property should complete the form set out below and email it to [parvinder.besely@savills.com](mailto:parvinder.besely@savills.com) with the subject heading 'Tillingham' or send in to Savills, Parkview House, Victoria Road South, Chelmsford, CM1 1BT to arrive not later than 12 noon on 24th March 2022 (unless previously sold). Please mark your envelope Tillingham Informal Tender so it is not opened prior to the appointed time. Please put your name on the back of the envelope if sending by post so that you can check by telephone that it has arrived. The owners do not commit themselves to accepting the highest, or any offers. All offers will be treated in the strictest confidence.

### Directions

From Chelmsford, follow the A414 east and at the Sandon roundabout take the second exit towards Danbury. Proceed through Danbury and at the roundabout continue straight ahead onto the B1010 towards Burnham on Crouch. Proceed through Latchingdon and straight on at the church towards Mayland. Continue through Mayland and Steeple and towards Bradwell-on-Sea. After approximately 8 miles turn right

onto the B1021 and after about a mile the property will be found on the left hand side.

### Energy Performance

EPC Rating = F

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office. Telephone: +44 (0) 1245 293 233.













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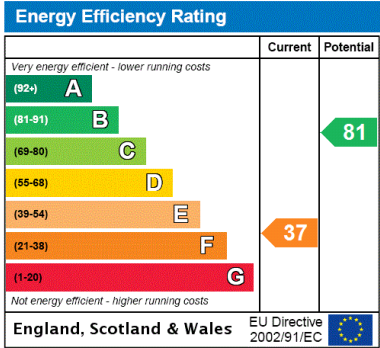
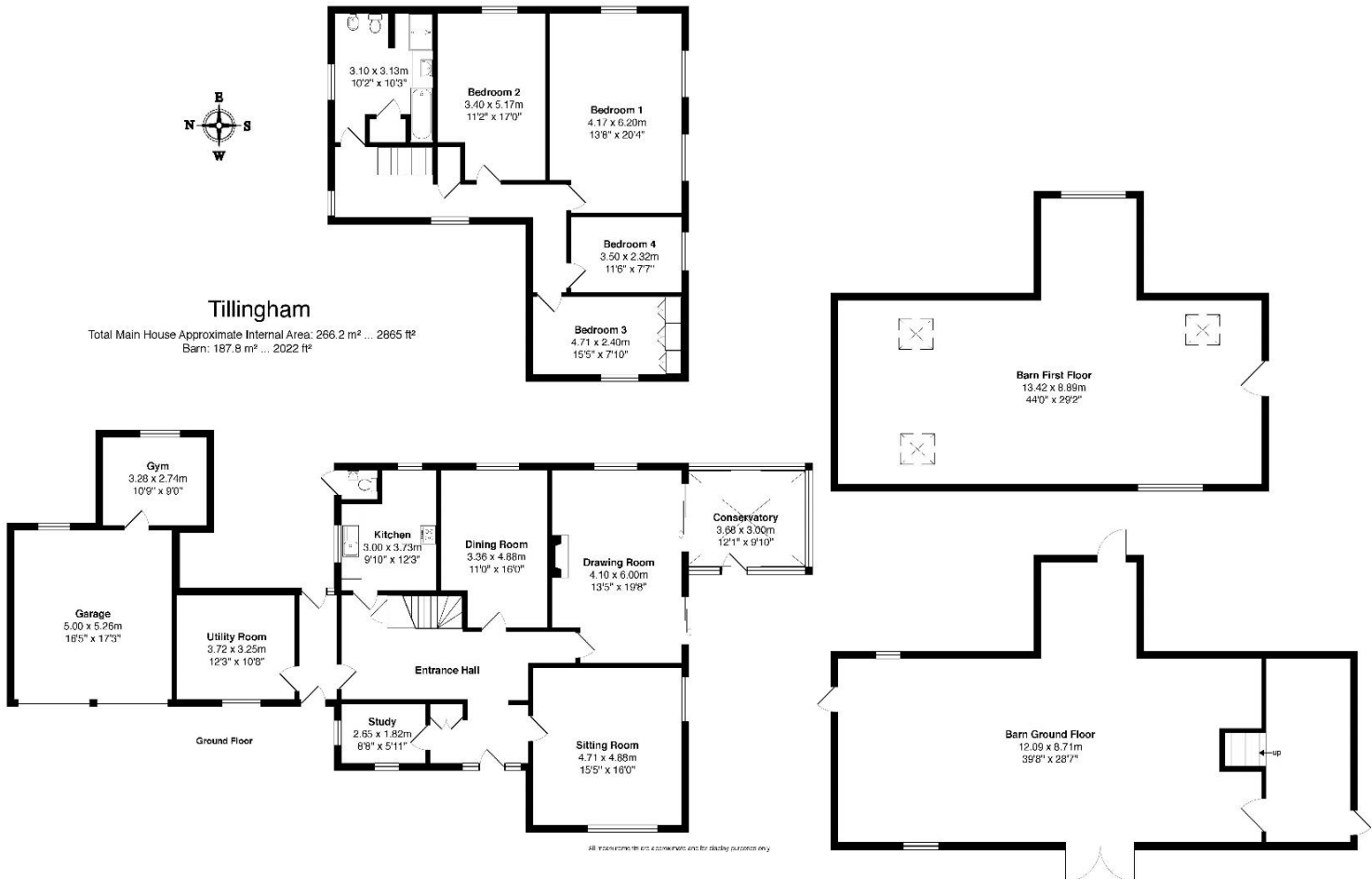
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