



Plot: Great Totham

**Guide Price
£180,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Building plot extending to 0.08 acres with planning permission for a two bedroom, detached dwelling on the outskirts of Maldon, located down a quite lane overlooking grazing paddocks.

DETAILS

LOCATION

The plot is situated adjacent to 1 Poplar Chase is accessed via a granted Right of Way over a private tarmac drive adjacent to Broad Street Green Road to the north east of Heybridge, approximately 1.5 miles South of Great Totham.

Maldon town centre is approximately 2.4 miles and Witham is approximately 4.7 miles distant by road. It is located approximately 15 minutes drive from the A12, providing quick routes to Colchester (approximately 17.8 miles) and Chelmsford (approximately 13.6 miles).

The nearest railway station is Witham; this station allows transport by train to London Liverpool Street Station in approximately 45 minutes. The property is located approximately 29 miles from Stansted Airport.

Primary schools are located at Heybridge, Maldon and Great Totham. The nearest secondary school is located in Maldon. New Hall private school is approximately 11.2 miles drive. There are also grammar schools in Chelmsford and Colchester.

PLANNING

The Local Planning Authority is Maldon District Council.

A plot extending to approximately 0.08 Ac with planning permission granted for a two bedroom detached dwelling.

Planning permission has been granted via appeal, **planning application reference: 20/00043/FUL, dated 7th January 2020.**

Appeal Ref: APP/X1545/W/20/3258926

Appeal Granted 1st July 2021.

See the attached Planning Pack for further details.

ADDITIONAL LOTS AVAILABLE BY SEPARATE NEGOTIATION

- [Approximately 4.07ac of former Equestrian Land and Stable.](#)
- [3 Bedroom Semi-Detached House](#)

Contact the selling agent for further information.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

There are no services connected with the site.

We understand that mains water, drainage and electricity are available nearby.

Prospective purchasers must make their own enquiries as to the availability of nearby services.

RESTRICTIVE COVENANTS

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

**Whirledge
&Nott**

Land • Property • Development

Plot Adjacent 1 Poplar Chase, Broad Street
Green, Great Totham, CM9 8NX



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