



**Detached: Little Baddow**

**Guide Price  
£225,000**

## CHELMSFORD OFFICE

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

**01245 231123**

## SOLD BY AUCTION - SUBJECT TO CONTRACT - 30TH SEPTEMBER 2020

Pyne Cottage is a former residential dwelling plot extending to 0.16 ha / 0.4 acres, located on Spring Elms Lane, Little Baddow, offering far reaching views over the Chelmer valley.

## DETAILS

### DESCRIPTION

Pyne Cottage was a detached residential dwelling that burnt down in March 2008. The site has remained disused since.

The Vendor is now selling the property by auction subject to overage.

### LOCATION

Little Baddow is a sought after picturesque village within easy reach of Chelmsford, the A12 and mainline stations. Spring Elms Lane runs east of the village along the edge of the Danbury escarpment with the site offering views north over the Chelmer valley.

## **TOWN PLANNING**

Planning Permission will be required for the replacement / erection of a dwelling on this site.

The Local Planning Authority is Chelmsford City Council.

A Preliminary Ecological Assessment and Reptile Report were copies which, together with further information, including partial plans of the original dwelling, correspondence and aerial photos is contained in the legal pack available for download from the joint auctioneers.

## **SERVICES**

Historically the site had a septic tank, mains water and electricity. Neither the Vendor nor agent can give any warranty as to the availability or suitability of these services. Purchasers must make their own inquiries of the relevant utility operators.

## **OVERAGE**

The site is sold subject to an overage reserving a payment of £50,000 to the Vendors in the event that planning permission is secured for residential redevelopment within 15 years. The sum will be index linked and payment will be due upon implementation of the planning consent or sale of the property with the benefit of consent.

## **LEGAL**

### **NOTICE**

Whirlledge & 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 taken from Promap. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & 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 Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

## **JOINT MARKETING**

Joint Auctioneers Dedman Gray