



Coombe Road, Southminster, Essex CM0 7AH
Price £175,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

IDEAL INVESTMENT/SELF BUILD OPPORTUNITY **BUILDING PLOT WITH PLANNING FOR A 3 BED DETACHED HOUSE OF APPROX. 1,500 SQ FT** Set IN THE HEART of Southminster, and therefore within walking distance of the High Street and railway station, is this building plot with planning permission approved for a three bedroom detached house with off road parking for two vehicles to the side. Full details of the plans that have been approved can be found online on the Maldon District Council planning portal using ref: 23/00179/FUL. The plot is located within a favoured position offering easy access to local amenities including shops, doctors, post office and the aforementioned mainline railway station.



Agents Notes:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Money Laundering Regulations:& Referrals

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

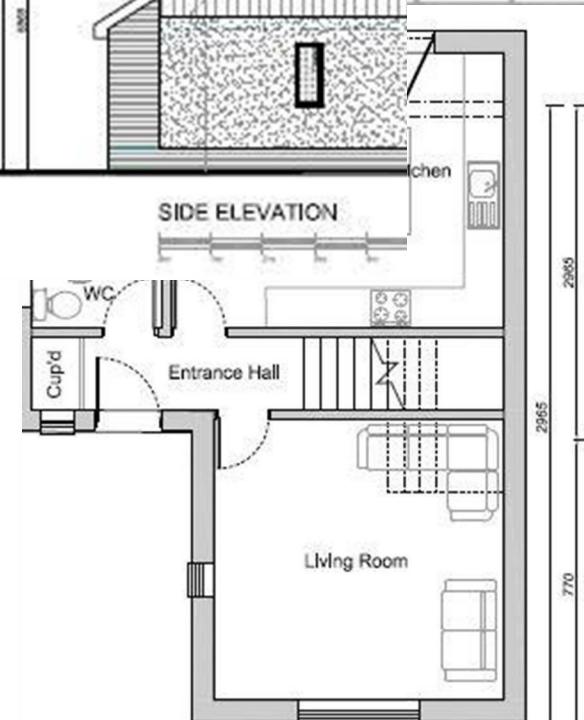
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



GROUND FLOOR



FRONT ELEVATION



FIRST FLOOR





Church

Elms

Site 1000

CONSTRUCT & DEVELOP

