

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

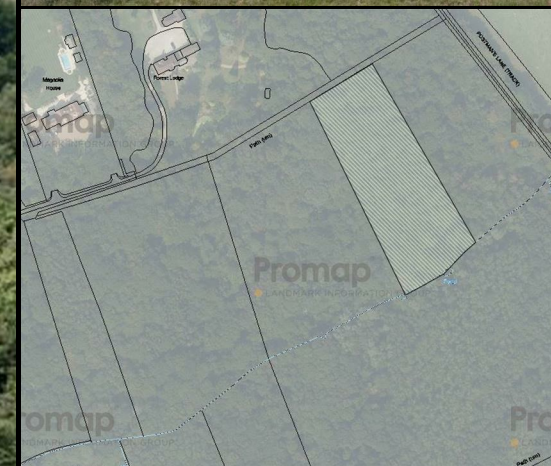
COWLING & PAYNE




BARN
ESTATES & AUCTIONS




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Little Baddow, Chelmsford
Asking Price £35,000

Cowling & Payne are delighted to bring to the market this parcel of land at Little Baddow.

The land is 2 acres of roadside woodland.

The land currently consists of woodland, accessed off Common Lane. There is also a public footpath on the north east side (down common lane and to the end of the property) and a bridleway running to the north west side of the property allowing access, as well as a public footpath crossing the property.

Located in between Southend-on-Sea (22 miles) and Chelmsford Centre (6 miles) this secluded woodland offers endless opportunities.

Purchasers considering future development potential are deemed to rely on their own enquiries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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