

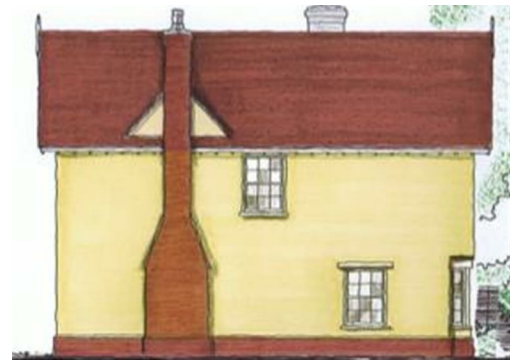


Land to the rear of The Green Man Public House Green Man Lane, Little Braxted, CM8 3LB

Guide price £800,000



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Some More Information

As planned the property will be set back from the road and accessed over a private driveway which we understand is within the ownership of the seller. The lane gives way to the plot which totals 0.91 acres and could be described as a "L" shape. As per the outline approval, the purchasers will construct a single access bridge over the brook, where a pathway leads to the front of the property which as the outline design is shown in the ever popular H shape home. Given the outline consent it may be possible to make amendments to the design during the reserved matters application in order to create your own home.

If the reserved matters application were to be submitted as per the full consent, the property will have up to 4 reception spaces including a large kitchen breakfast room in addition the ground floor accommodation will allow for a utility room and cloakroom. To the first floor there are 5 bedrooms, 2 of which have en-suite facilities in addition to the family bathroom.

Externally

To the front of the property access is provided via the existing private drive, which leads in to the plot which is currently laid to grass and has a brook running through which is bridged over to access the balance of the plot.

Location

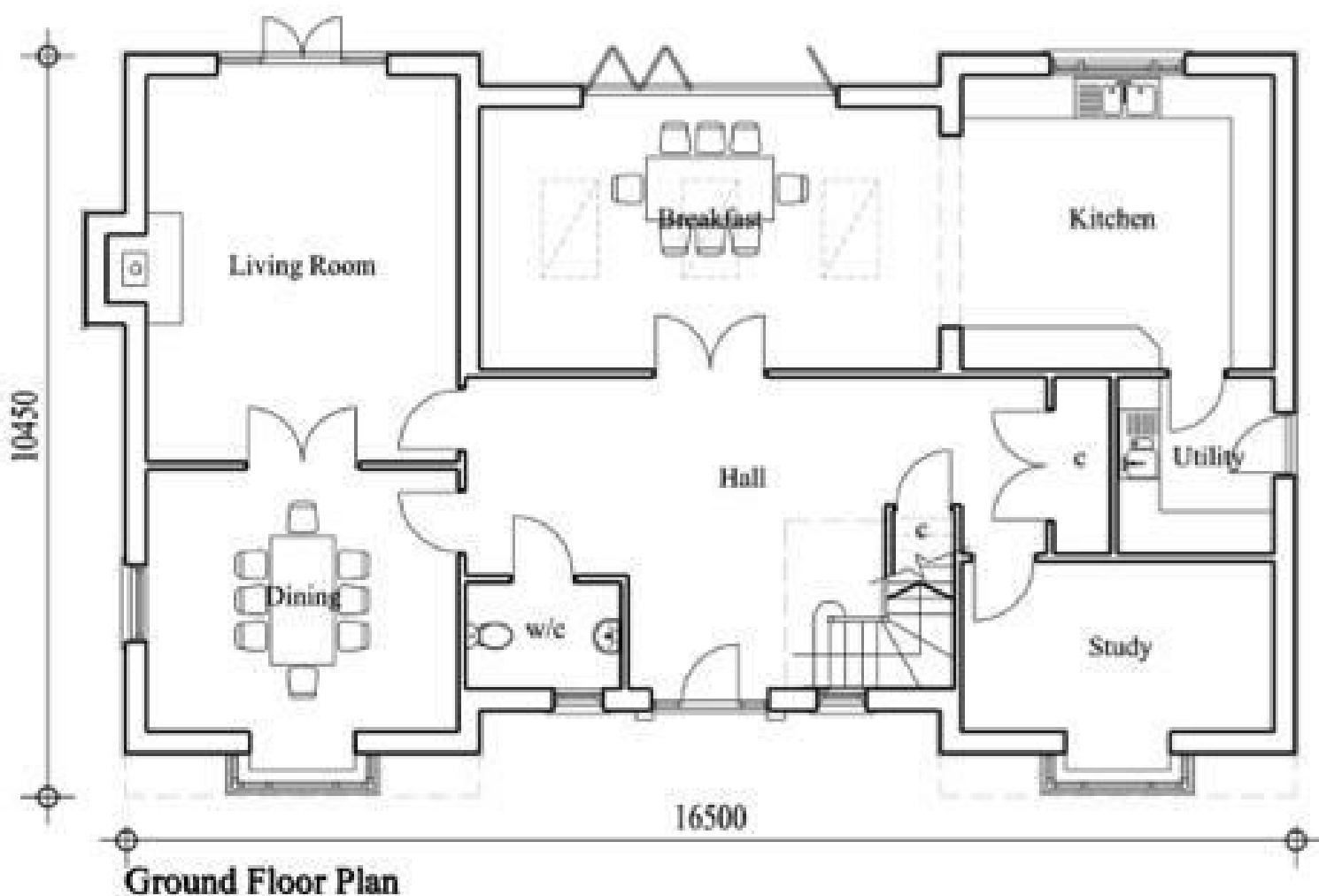
Located in the village of Little Braxted, the property is located just 100m from the Green Man Public House, with the day to day needs being catered for by Wickham Bishops located just 1.3 miles from the property. The village of Wickham Bishops also offers Library, village shop and Post Office, Tea Rooms, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.5 miles from the property is Benton Hall, Golf, Health and Country Club.

The nearby town of Maldon is located 5 miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.3 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Agents Note

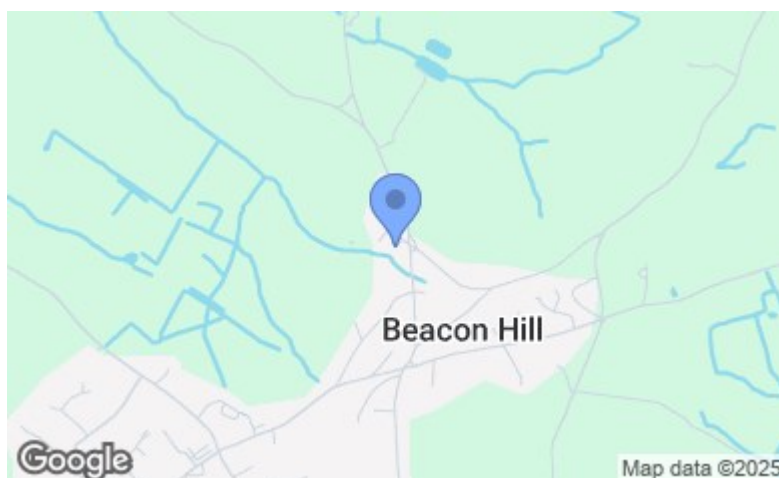
Please note that all viewings to this opportunity are to be arranged and accompanied by a member of Baker Estates. The site is overgrown and no access should be attempted without a member of staff being present. Baker Estates accepts no liability or responsibility for any viewers attending the opportunity.





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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.