

DAVID  
BURR



**The Merlot & The Rioja, The Causeway, Toppesfield, Halstead, CO9 4DZ**

Two well situated plots of agricultural land in a popular village with a central location offering scope for a variety of purposes, subject to any necessary planning consents being granted. Road access via gated entrance. In all about

0.60 of an acre (subject to survey).

Offers in the region of £60,000

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Two well positioned plots of agricultural land in a central village location with gated road access. The plots are separated by an access track leading to additional plots to the rear.

They are suitable for grazing, but would need further fencing.

Temporary structures on wheels may be placed on site, again, we would advise purchasers to make their own enquiries relating to this use from the relevant authorities.

#### Access

Halstead 8 miles                      Audley End – Liverpool St 60 mins

Braintree 12 miles                      Stansted approx 30 mins

Saffron Walden 12 miles              M25 J27 approx 50 mins

#### Location

The peaceful village of Toppesfield has a public house, primary school, shop, post office and church. The nearby market towns of Halstead and Braintree provide for more extensive needs, including a mainline station to London Liverpool Street from the latter as does Witham 15 miles and Saffron Walden which is a very pretty village providing good shopping and services.

#### Agents notes:

Purchasers are advised to make their own enquiries as to the suitability of the plots for their intended purposes and seek any necessary legal advice prior to purchase.

The plots are subject to an uplift clause of 40% over a period of 40 years if a successful residential planning consent is granted. The uplift is triggered by consent being granted.



Viewing strictly by appointment with David Burr.

Castle Hedingham              (01787) 463404

Clare                                      (01787) 277811

Leavenheath                      (01206) 263007

Long Melford                      (01787) 883144

Newmarket                          (01638) 669035

Woolpit                                (01359) 245245

Bury St Edmunds                (01284) 725525

Linton & Villages                (01440) 784346

London                                (020) 78390888

DAVIDBURR.CO.UK

#### Additional information

Services: No services are currently connected.

Local authority: Braintree District Council

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