

BUILDING PLOT

272A CHURCH STREET, BOCKING, CM7 5LQ

FOR SALE
£260,000 STC

c.0.5 ACRE SITE
PLANNING PERMISSION
GRANTED FOR
DETACHED TWO
STOREY DWELLING



APPROX. 0.5 ACRE BUILDING PLOT FOR SALE WITH PLANNING PERMISSION GRANTED

SUPERIOR BUILDING PLOT ADJACENT TO THE MAGNIFICENT BOCKING WINDMILL, DESIGNATED AN ANCIENT MONUMENT AND GRADE I LISTED.

LOCATION

The site is nestled in the sought-after village of Bocking, two miles north of Braintree Town Centre and 3.5 miles south of Gosfield. The site is located along Church Street, 0.5 miles west of the junction with High Garrett, which provides access to the A120 via the A131 south and Gosfield and Halstead north.

Bocking is a village, benefitting from local amenities such as St Mary's Bocking Church, Bocking Primary School, Village Club, Braintree Hockey Club, the Retreat Freehouse, Co-operative convenience store and a number of local businesses.

DIRECTIONS

From the Marks Farm Roundabout, proceed north along A131, taking the second exit at the Broad Road roundabout. Continue 0.4 miles north and turn left along Church Street, heading west towards Bocking centre. Approximately half a mile along Church Street, the site is located on the left hand side, via a private driveway.

From Bocking centre, proceed north along Church Street, passing Bocking School and the Bocking United Reform Church on your left, the site can be found on the right via the private driveway, opposite a cul-de-sac of residential dwellings. Follow signposts for 'Bocking windmill'



DESCRIPTION

The building plot is approached from Churchstreet, Bocking. The site is tucked away in an enviable position adjacent to 272A Bocking Church Street and next to open countryside and Bocking windmill. A site plan and a plan showing the proposed elevations and floor plans are attached.

PROPERTY

The plot is level and is adjacent to open farmland to the south. The plot is approached over a private road with the benefit of right of way. The property is sympathetically designed in the Essex vernacular style. The site has planning for 4 bedroom detached house extending to approximately 1,722 sq. ft.

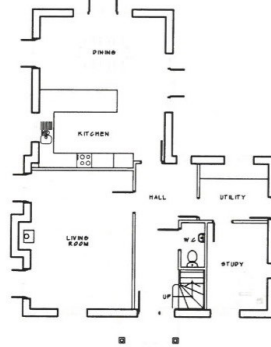
SERVICES

Mains water, electricity, drainage and gas are understood to be available for connection to the site. The purchaser should make their own specific enquiries of the various statutory authorities.

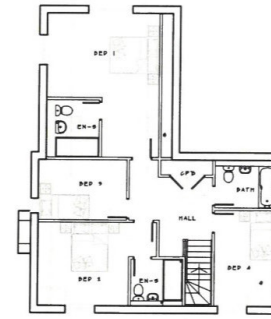
PLANNING

Planning permission granted by Braintree District Council (under Application 21/03677/ FUL) for a detached two storey dwelling designed by J Bell Construction and Design.

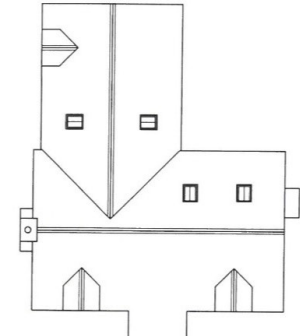
The site is subject to a restrictive covenant, limiting the development to one dwelling.



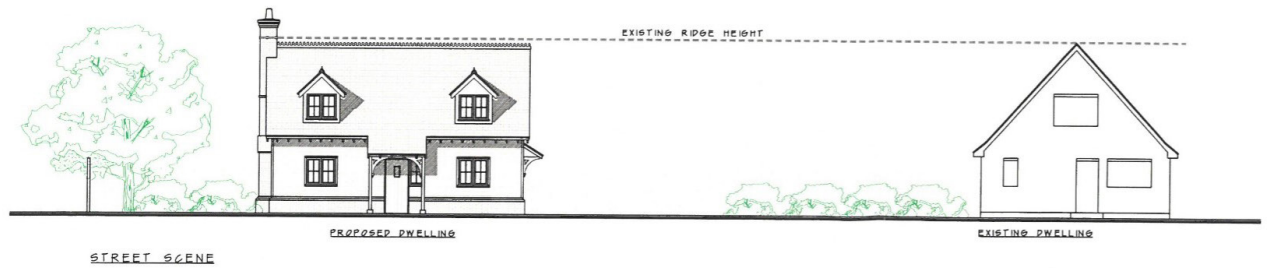
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



GUIDE PRICE

£260,000 (Two hundred and Sixty Thousand pounds) STC.

TENURE AND POSSESSION

The site is available for sale on a freehold basis with vacant possession.

The house adjacent to the plot at 272a, Church Street is also For Sale. A copy of the marketing particulars are available upon request.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify purchasers identity, residence and source of funds prior to instructing solicitors.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

