

Site with Potential to Develop (STPP)

Land on the north site of Riverton Drive, St Lawrence, CM0 7ND



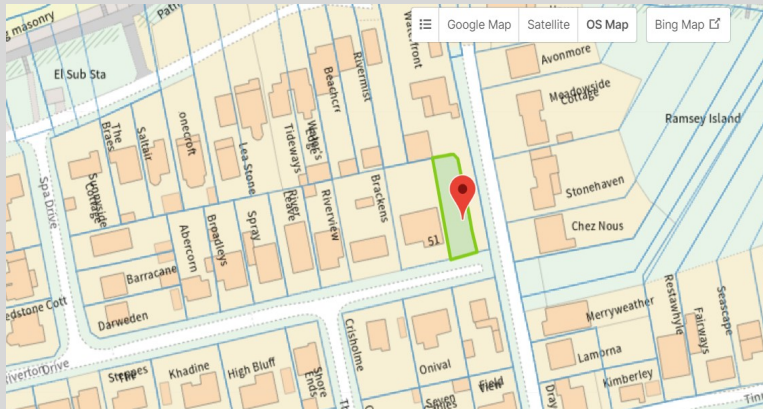
SITE DETAILS

Fantastic opportunity to acquire a single plot in the waterfront village of St. Lawrence. The site comes cleared and ready for development.

LOCATION

The site is situated on the Northern coastline of the Dengie Peninsula in the popular waterfront village of St. Lawrence, with its local shop, restaurant, Sailing and Watersports clubs on the River Blackwater.

St. Lawrence is located 8 miles from the nearby coastal town of Burnham-On-Crouch and 13 miles from Maldon, with links to the City of Chelmsford via the A414.



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PLANNING

The site does not currently have planning permission, however it has great potential for future development. The site is located at the end of a private road and provides a rare opportunity to acquire a development opportunity, subject to planning permission.

SITE SIZE

We are advised that the total site area covers 0.08 Acres (STMS).

VACANT POSSESSION

The plot is offered with vacant possession.

PRICE

£180,000

VIEWING

The site and access are visible from the road. For an accompanied inspection of the premises please contact our local Maldon branch on tel: 01621 874837 to arrange a viewing.

OFFERS

Written offers may be submitted to either: **Joseph Cooper, Land Manager OR Dave Ridgewell, Branch Manager** at William H Brown, 3 High Street, Maldon, Essex, CM9 5PB or via email to: **Joseph.cooper@williamhbrown.co.uk OR Dave.Ridgewell@williamhbrown.co.uk**

Any conditions attached to the offer should be clarified when submitting the offer.

For compliance with UK Anti Money Laundering regulations offers should clearly state not only the sum offered, but the source of funds to be used for the purchase.

AGENT'S NOTE

The vendors are under no obligation to accept the highest or indeed any offer for the site.



william h brown

3 High Street, Maldon, Essex, CM9 5PB

T 01621 874837 E maldon@williamhbrown.co.uk

Trading name of sequence UK limited. If you have instructed another agent the terms and conditions of those instructions must be considered to avoid liability to pay two commissions In addition to any withdrawal fees or disbursements.

1.THE MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it must be in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries and other important matters before exchange of contracts.

For your peace of mind we
are members of

