

47 Hatfield Road, Witham, CM8 1EF



Offers In Excess Of

£775,000

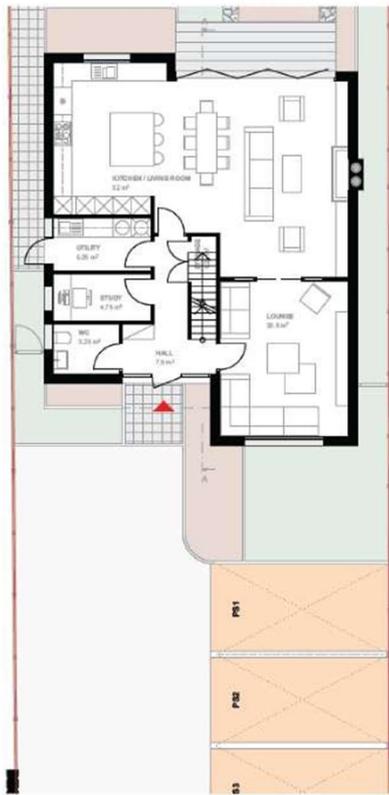
Subject to contract

Development opportunity

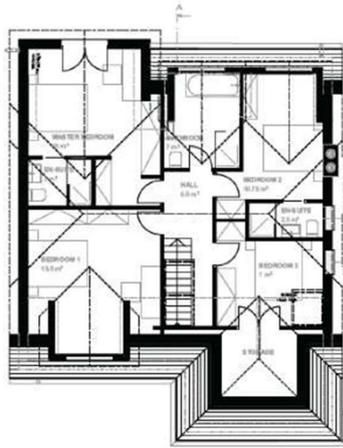


Existing detached house
1 x New detached chalet house
1 x New detached bungalow

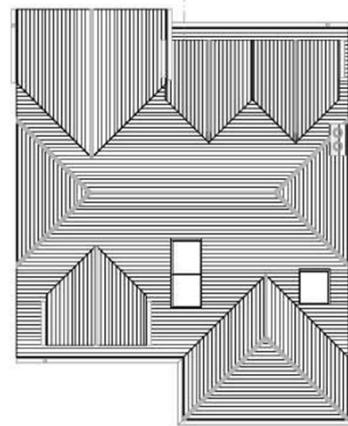
1 x New detached chalet house



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



- 4 Double Bedrooms
- 2 x Ensuities
- Family Bathroom
- 52m² Kitchen/Dining/Living
- Separate Lounge
- Utility Room
- Study
- 3x Car Parking spaces
- 270m² South facing Garden backing on to parkland



FRONT ELEVATION

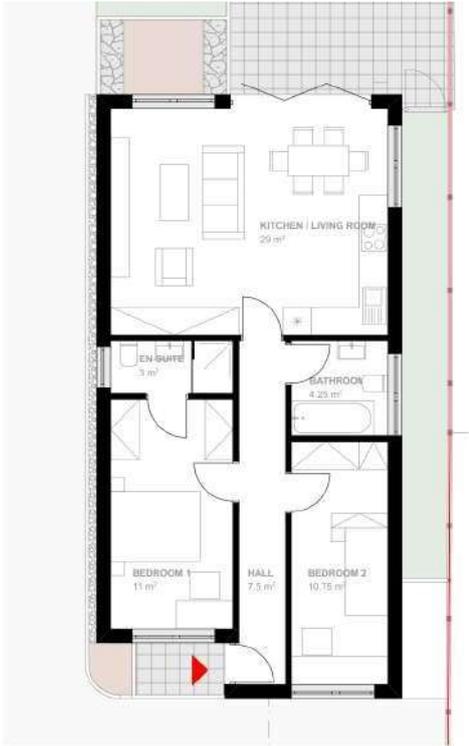


SIDE ELEVATION

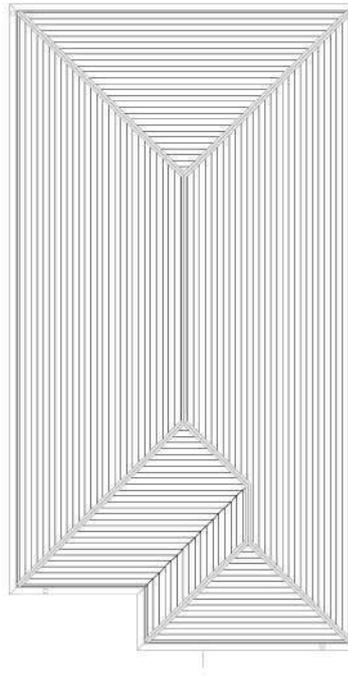


REAR ELEVATION

1 x New detached bungalow



GROUND FLOOR PLAN



ROOF PLAN

- 2 Bedrooms
- 1 x Ensuites
- Family Bathroom
- 29m² Kitchen/Dining/Living
- Study
- 2x Car Parking spaces
- 110m² South facing Garden
- Large Loft Space (possible future conversion)

PROPOSED PLANS / House B 1:100



FRONT ELEVATION



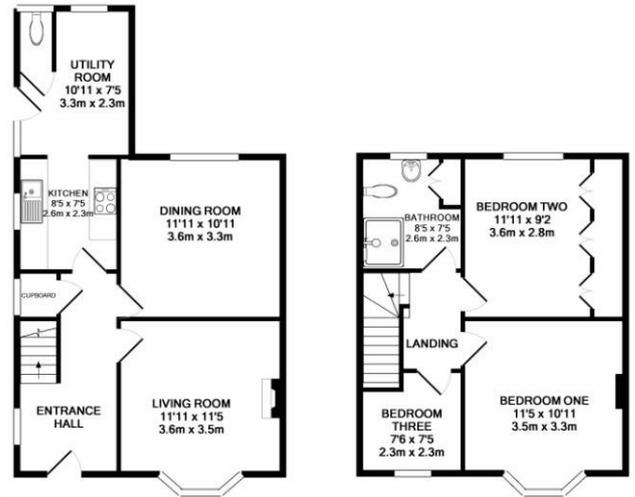
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ. FT.
(50.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 453 SQ. FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ. FT. (92.8 SQ.M.)

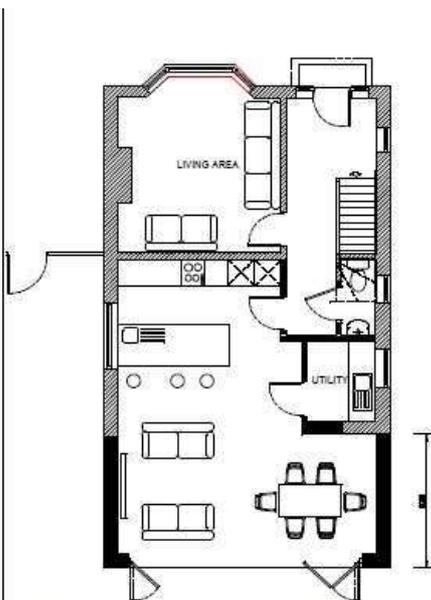
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CURRENTLY

- 3 Bedrooms
- Family Bathroom
- Kitchen/
- Dining/
- Living
- 3x Car Parking spaces
- 140m² South facing Garden

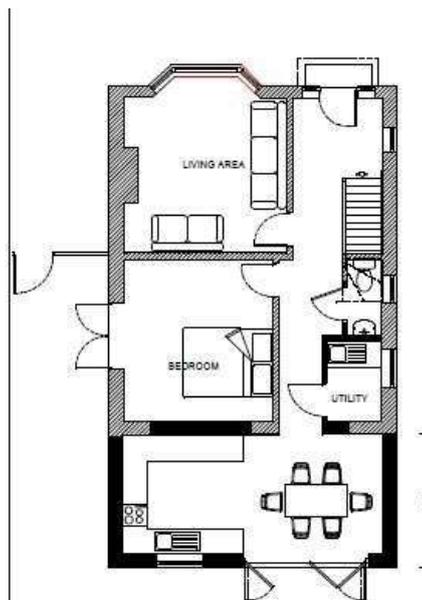
PROPOSED – 3m Two Storey Permitted Development

- 4 Double Bedrooms
- 1 x Ensuite
- Family Bathroom
- Kitchen/Diner
- Living Room
- Utility Room
- 3x Car Parking spaces
- 120m² South facing Garden



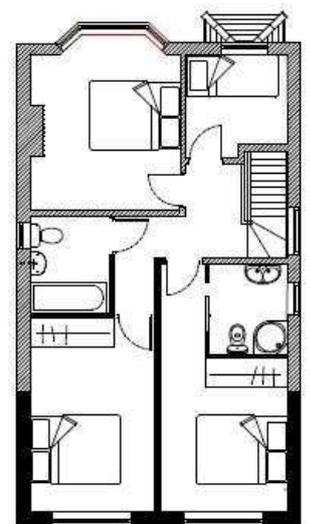
GROUND FLOOR PLAN

Option 1



GROUND FLOOR PLAN

Option 2



FIRST FLOOR PLAN

Option 2

Some details

General information

An exciting development opportunity to acquire this three bedroom detached home with full planning permission granted by Braintree District Council under application no.

21/02858/FUL for two separate detached dwellings. The original detached house has three bedrooms, two reception rooms and does require full renovation throughout. The first of the two new detached dwellings is a four bedroom detached property, please see plans and the second is a three bedroom detached bungalow both with ample off road parking and good size gardens. For further information please contact the Witham office on 01376 516464.

Location

Witham has a busy High Street complemented by a choice of supermarkets, banks, shops, bars and restaurants as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre and Benton Hall Golf & Country Club. The town's railway station is an approximate 6 minute walk from the property and serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

Located just 6 miles from the vibrant and thriving City of Chelmsford noted for its business opportunities, spectacular retail, leisure and cultural facilities. The nearby Historic port of Maldon with its famous Thames sailing barges and Tiptree both offer further facilities including Secondary Schools, Banks and Supermarkets. Leisure and pleasure are well provided for close by including wonderful walking and bird watching country, coastal sailing from West Mersea, Maldon and nearby Tollesbury. Excellent Golf Courses including, Benton Hall and The Fives Lakes Hotel, Golf & Country Club with two eighteen hole courses.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating -

Our ref - DJN

Directions

Proceed from the centre of Witham in the direction of Chelmsford, continue down Newland Street over the mini roundabout through two sets of traffic lights and continue into Hatfield Road where the property can be found on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01376 516 464.



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To find out more or book a viewing
01376 516 464
fennwright.co.uk

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Consumer Protection Regulations 2008

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