



Summerhill, Chelmsford CM3 6BY
£120,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

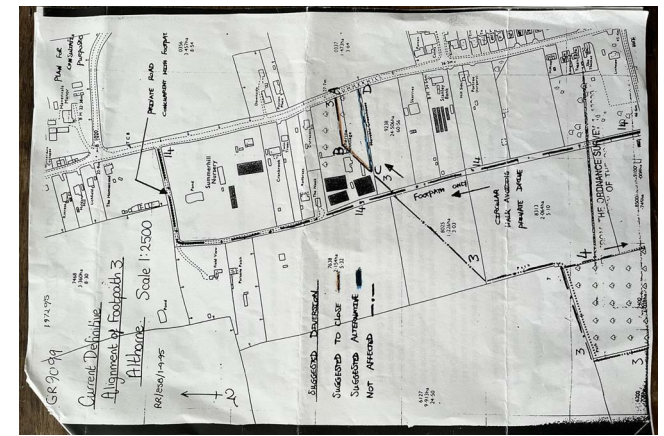
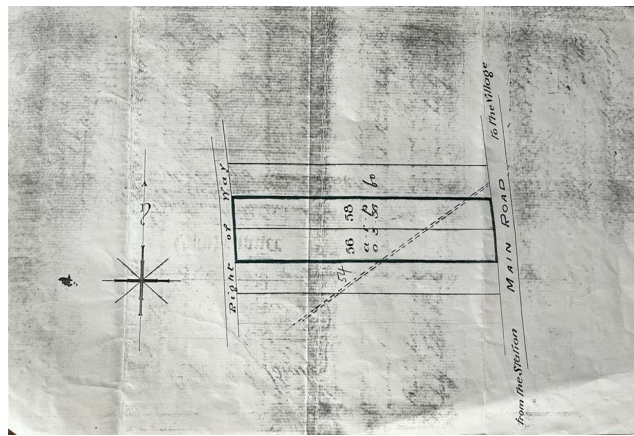


The accommodation comprises

POTENTIAL BUILDING PLOT in a great location off Summerhill Althorne.

This potential plot measures approximately 135 ft x 47 ft and subject to planning could offer a great opportunity to build your own home, to your own specifications.

PLEASE NOTE there is currently a footpath running through part of this land and this would require, applying to the council to relocate. PLEASE REFER TO THE AGENT FOR MORE INFORMATION.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 (CO₂) 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	

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Land Registry
Official copy of
title plan

Title number **EX812472**
Ordnance Survey map reference **TQ8099SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Essex: Maldon**



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This official copy issued on 22 May 2008 shows the state of this title plan on 22 May 2008 at 16:05:03. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Peterborough Office.