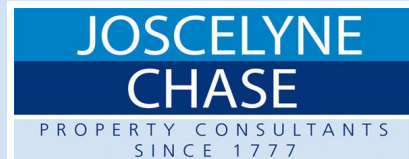


# FOR SALE

## RESIDENTIAL BUILDING PLOT



Adjoining 48 Powers Hall End,  
Witham, Essex, CM8 1LS

18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554500  
E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322222



- Planning Consent for the erection of one detached dwelling
- Within walking distance of Station and town
- Plot of approximately 120' deep x 30' wide

### £129,995 Freehold

For further information or to arrange a viewing  
please call [01376 322222](tel:01376322222)

## LOCATION:

The plot is situated on the outskirts of Witham yet within walking distance of the main line railway station with service to London (Liverpool Street), and also the town centre for its excellent day-to-day facilities.

## PLANNING:

The site has planning consent for the erection of a detached dwelling with the current plans showing the floor area of approximately 1650 sq. ft.

A copy of the planning approval and plans are available upon request.

## THE SITE:

The site is adjacent to 48 Powers Hall End and has an approximate depth of 120' and a width of approximately 30'.

## SERVICES:

Applicants are recommended to make their own enquiries direct to the utility companies.

## TERMS OF SALE:

The property is to be sold subject to covenants as follows:-

1. To erect a single dwelling house (with garage, if required), for domestic purposes only.

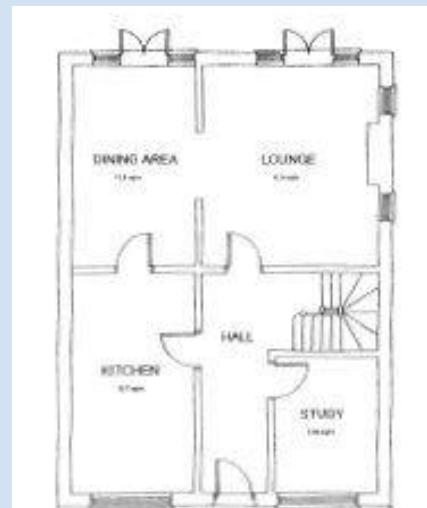
2. The house to be constructed in accordance with approved plans, or such other plans as approved by the seller, approval not to be unreasonably withheld.
3. The purchaser to erect a 6' close boarded fence, (or similar to seller's approval), along the east boundary (accept to the front garden area), within 3 months of legal completion.
4. The purchaser is required to undertake works to the highway, including the construction of a footpath, as required by the Highways Department and to satisfy the current planning condition within 3 months of legal completion.

## DIRECTIONS:

Applicants are advised to proceed from Braintree towards Witham on the B1018 and upon entering Witham, via Cressing Road, continue right at the first mini roundabout, straight over continuing towards the town centre and just prior to the railway station turn right at the roundabout into Chipping Hill, continuing down over the hump back bridge up into Powers Hall End where the property will be found on the left hand side.

## VIEWING:-

As the garden is still in private domestic use viewing is strictly by appointment through the agents JOSCELYNE CHASE TEL: (01376 322222).



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**JOSCELYNE  
CHASE**

PROPERTY CONSULTANTS  
SINCE 1777

18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554500  
E [property@joscelynechase.co.uk](mailto:property@joscelynechase.co.uk)  
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T 01376 322222

These particulars are believed to be correct  
Joscelyne Chase do not guarantee their accuracy

