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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Land to the rear No.7 & 9 King Edward Avenue, Burnham-On-Crouch, CM0 8PA

**BUILDING PLOT.** Outline planning permission with all matters reserved for a detached dwelling. Planning Ref: 23/01031/OUT. A superb private plot measuring approximately 0.25 acre (32m wide x 28m deep) located in the heart of Burnham on Crouch offering easy access to Burnham's amenities including shops, train station, schools, marina, restaurants and High Street. The plot is ideal for any self builder looking to build their dream home or alternatively to any developer looking for their next project. The plot is situated down a no through residential cul de sac, considered a sought after location and has a private access road to the plot. Site access must be strictly by appointment via Church & Hawes.





**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**Village of Burnham-on-Crouch**

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

**Agents Notes**

We have not carried out searches to identify where services are located nor made any enquires with the relevant providers. Any interested party would need to make their own enquiries. The plot is freehold and is being sold on an unconditional basis.

