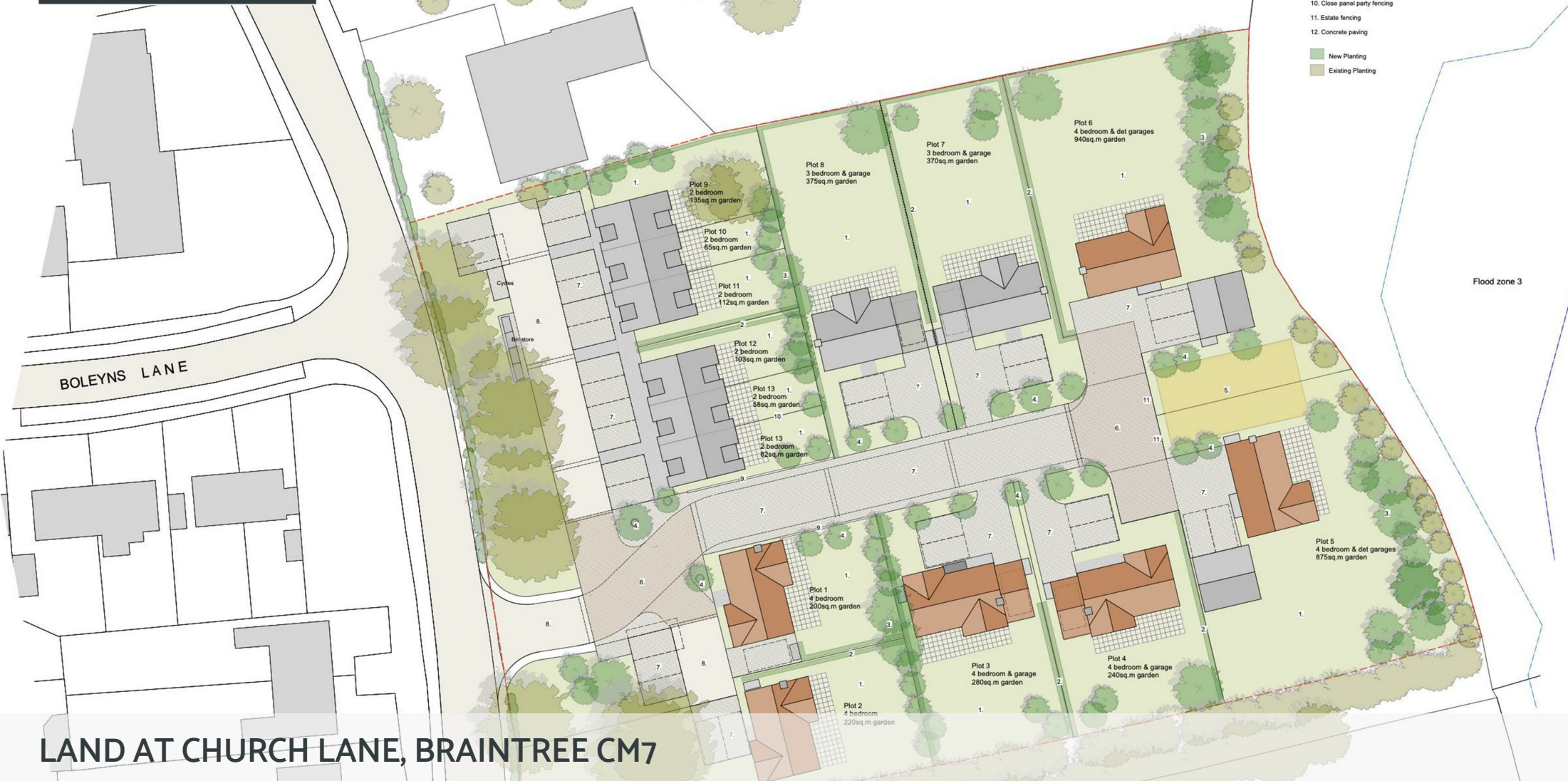


- 3. Native mixed tree screen planting - to include Hornbeam, Hawthorn
  - 4. Distinct boulevard trees - Silver Birch - betula
  - 5. Wild flower meadow. Planting to be limited here to allow views through
  - 6. Shared surface - Concrete Setts type A
  - 7. Concrete Setts type B
  - 8. Resin bonded gravel
  - 9. Brick wall
  - 10. Close panel party fencing
  - 11. Estate fencing
  - 12. Concrete paving
- New Planting  
■ Existing Planting



**LAND AT CHURCH LANE, BRAINTREE CM7**

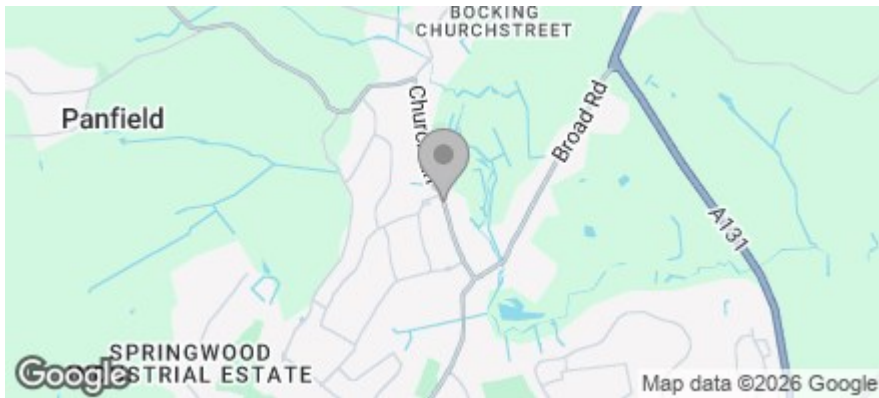
GUIDE PRICE £1,800,000

null Bedrooms | null Bathrooms | null Receptions

## Floor Plan



## Area Map



## Accommodation

- DEVELOPMENT LAND
- FULL PLANNING CONSENT GRANTED
- 14x RESIDENTIAL UNITS
- FRONTING ONTO CHURCH LANE
- MEADOW VIEWS TO THE REAR
- 1 MILE FROM BRAINTREE STATION
- EASY ACCESS TO A120
- PLANNING REFERENCE 19/02207/FUL
- HIGHLY ATTRACTIVE DEVELOPMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES

## Viewing

Please contact us on 01376 386555 if you wish to arrange a viewing appointment for this property, or require further information.

## Energy Efficiency Graph

| 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 (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



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Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

