HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Station Road

Freehold
Tax Band:

White Notley, Witham, CM8 1RP

Offers Around £850,000

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Prestige Homes by Hamilton Piers are delighted to offer an exciting opportunity to acquire a mixed development proposal, to include the conversion of two existing dwellings and two NEW BUILD homes, delivering four homes across a site of approx 0.38 ACRES with a FAVOURABLE GDV and profitable return for developers. A very user-friendly investor pack has been prepared for guidance and reference (available upon request) - Ideally situated in a well-connected village location with easy access to White Notley Station (links to London Liverpool St), Witham & Braintree plus A120/M11 and Chelmsford. CAD drawings and plans also available upon request - Call Prestige Homes by Hamilton Piers for further information.

PRESTIGE HOMES

BY HAMILTON PIERS





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Sympathetic to the village context, the proposed scheme retains the character of the existing dwelling while introducing two efficient family homes to the rear.

The plans as proposed are as follows:

- Plot 1: 4 bedroom semi-detached NEW BUILD house, detached garage, South-facing rear garden.
Internal area 130 sq m.

- Plot 2: Mirror of plot 1: 4 bedroom semi-detached NEW BULD house.

- Plot 3: 2 bedroom house: CONVERSION of existing dwelling. Approx 84 sq m.

- Plot 4: 2 bedroom house: CONVERSION of existing dwelling with character and period features retained.

A 10 year structural warranty to be provided by the National House Building Council.

A well-structured residential development offering strong returns, controlled risk and clear exit strategies. A balanced combination of conversion and new build elements, suitable for development finance.

Ideally situated within the village location of White Notley; A well-connected area with walking distance to White Notley Station (links to London Liverpool St), convenient access to Witham Station (on mainline to Liverpool St - 4 miles) and with road access to Braintree Town Centre (4 miles), A120/M11 & Chelmsford.







At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.