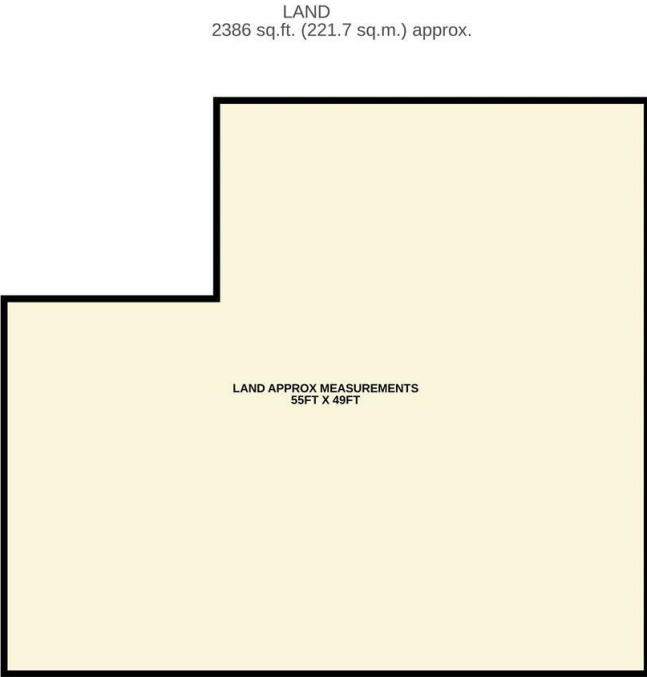


Hamilton Road, Little Canfield, CM6 1SY
Offers Over £50,000



Hamilton Road, Little Canfield, CM6 1SY

A garden plot with potential to build (subject to planning permission).
Nestled in the charming village of Little Canfield, Dunmow, this parcel of land on Hamilton Road presents a unique opportunity for those looking to invest. The land offers a blank canvas for your vision and is large enough for a single dwelling subject to planning permission being granted.
Little Canfield is known for its picturesque surroundings and a strong sense of community, making it an ideal setting for families and individuals alike. The land is positioned within easy access to nearby towns of Dunmow, Braintree and Bishops Stortford, while still retaining the tranquillity of rural living.
With its proximity close to the A120, commuting to Stansted Airport and London via the M11 motorway makes Little Canfield an ideal location. For further information or to book a viewing please contact us.



REYLANDJOHNSONHS
TOTAL FLOOR AREA: 2386 sq.ft. (221.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, features and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Metrean 3.0.0.0



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.