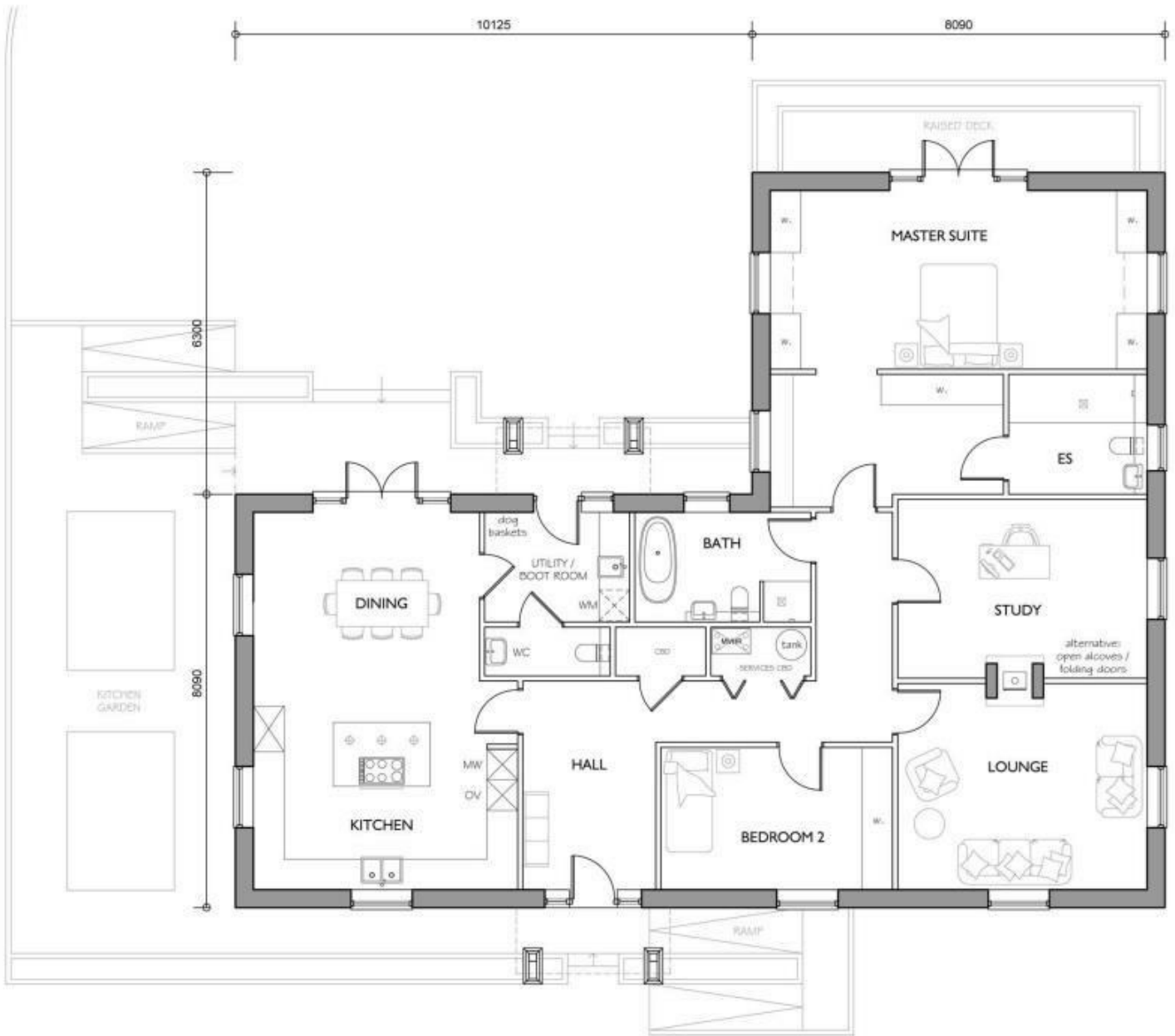




## Loamy Hill Road, Tolleshunt Major, CM9 8LS Offers in excess of £325,000

AN OPPORTUNITY HAS ARISEN TO ACQUIRE A BUILDING PLOT WITHIN THE IDYLIC VILLAGE OF TOLLESHUNT MAJOR. This exceptional building plot on Loamy Hill Road presents a rare opportunity for those looking to create their dream home. With Full Planning Permission already granted for a substantial 2/3 bedroom bungalow, extending to approximately 1,894 sq ft. The generous Plot Size approaching 0.5 acres provides ample space for a beautiful garden, outdoor living areas, and potential for further landscaping, allowing you to design a lifestyle perfectly suited to your needs. Situated in the sought-after location of Tolleshunt Major, this plot offers the peace and tranquility of village life. The village itself boasts a charming community atmosphere, within reach of Maldon, Witham & Tiptree offering a wider range of shops, services, and schooling options, making it an ideal setting. While there is No Mains Gas, modern alternatives are readily available, allowing for efficient and sustainable living solutions. The convenience of existing planning permission significantly streamlines the building process, enabling you to move forward with your project with confidence. Viewing is essential to fully appreciate the potential and unique appeal of this outstanding opportunity.

- Building plot approaching half an acre
- Open Plan Kitchen/Dining Room
- Utility Room
- Rare opportunity
- Planning for a two to three bedroom detached bungalow
- Principal Bedroom with En-Suite and Dressing Room
- Area once complete approaching 1900 sqft
- Rural location
- Bathroom & separate Cloakroom
- Ample Parking



## GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA: 176.0 SQM / 1894 SQFT