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LAND FOR SALE IN MALDON, ESSEX

LAND ON MAYPOLE ROAD, LANGFORD, MALDON, ESSEX, CM9 4SZ

GRAZING LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR WICKHAM BISHOPS, WITHAM, CHELMSFORD, THE A414 AND A12



An opportunity to purchase over 10 acres of freehold land for sale as a whole or in two lots. Previously farmed, the land has been seeded to lush grassland and could be used for grazing or amenity uses, with the potential to convert to spacious paddocks.

Both lots benefit from good road frontage onto Maypole Road. Lot A has direct access off the main road via a securely gated hard standing area. Lot B can be accessed via an easement from Maypole Road or via a well maintained track past Furzelds Farm and into the land.

The land is pleasantly located on the outskirts of Maldon near Wickham Bishops. Maldon is a wealthy and historic town located on the east coast of Essex, between the larger towns of Chelmsford and Colchester within easy access to the A12; a road that links the site to London and the M25. With the benefit of excellent transport links, Maldon has become a much sought after town for both business and pleasure.

The site is available freehold as a whole.

Lot A: 4.58 acres
Lot B: 5.68 acres

Guide Price: £50,000
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TRAVEL

- ◆ 1.4 miles to the A414
 - ◆ 3.5 miles to Junction 20b of the A12
 - ◆ 3.6 miles to Witham Train Station *
 - ◆ 13.0 miles to London Southend Airport
 - ◆ 20.6 miles to Junction 28 of the M25
 - ◆ 23.1 miles to Junction 7 of the M11
- * Journey Times: 8 mins to Chelmsford; 14 mins to Colchester; 35 mins to London Stratford; 43 mins to London Liverpool Street

LOCATION

- ◆ 1.4 miles to Wickham Bishops
- ◆ 1.9 miles to Maldon Town Centre
- ◆ 2.8 miles to Little Totham
- ◆ 3.3 miles to Witham
- ◆ 9.0 miles to Chelmsford
- ◆ 9.8 miles to Braintree
- ◆ 13.2 miles to Colchester

Maldon is a town on the Blackwater estuary in Essex and is the foremost modern-day centre for Thames sailing barges in the country.

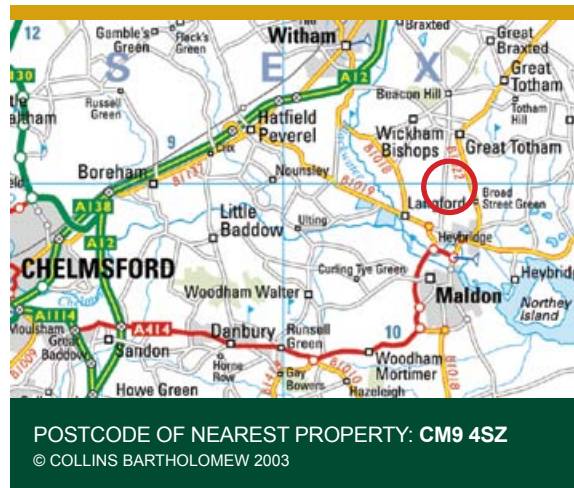
The district of Maldon is rich in history, with the main town of Maldon itself amongst the oldest recorded towns in the county and has been voted the 3rd best market town in the country.

With its countryside, heritage, maritime history and rural charm, Maldon is able to cater for visitors of all ages and tastes.

Local amenities can be found here in Maldon or the nearby village of Wickham Bishops including shops, a post office and a doctors surgery together with several pubs and restaurants.

The expanding commuter town of Witham is just over 3 miles away. In the last 30 years a large number of developments have been built as part of the London overspill policy.

Many of these developments were built to the south of the town infilling the farmland that used to exist between it and the A12. The most recent is the Malting's lane development, which when completed will exceed 1200 homes, a school, business park and community shopping area.

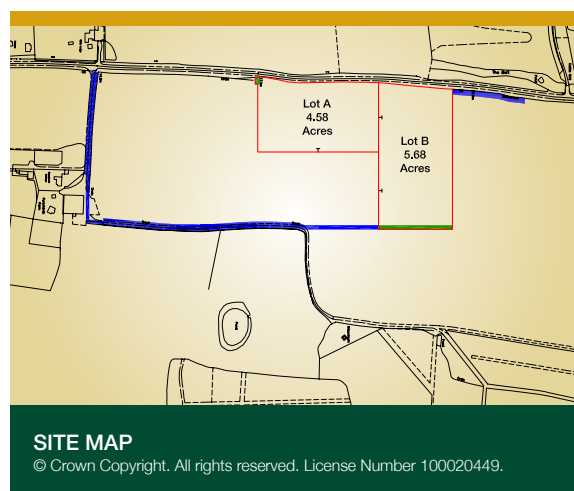


Witham train station is situated on the London to Ipswich line and because of the large number of London commuters is one of the busiest stations in the UK, which would not be expected based on the nearby population alone.

Direct services to London Stratford in 35 minutes connect the area to a major transport hub consisting of; two tube lines, National Rail lines, DLR and numerous bus routes.

Stratford will be the major location of the 2012 Summer Olympics and is home to a wide and varied range of entertainment, leisure and shopping facilities.

The county town of Chelmsford is easily reached by rail or road. A modern, well placed commercial town, its central location and good public transport links make it ideal for commuters to visit from London and surrounding areas. It is home to two shopping centres, two retail parks and a busy High Street.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

LEISURE & ATTRACTIONS

Given its proximity to the east coast of England the district of Maldon has had strong maritime links for centuries. Nowadays, the area is used primarily for leisure sailing and there are various marinas dotted around the district.

Maldon is a naturally beautiful area which includes a variety of landscapes from charming rural villages to rolling farmland.

Many visitors particularly enjoy the areas around the Crouch and Blackwater rivers and estuaries which are rich in wildlife and birdlife. The salt marshes here (which are also used to harvest Maldon Sea Salt) are also worth a visit.

The area is also the starting point for the Chelmer and Blackwater Navigation for canals which are popular with walkers and nature lovers.

Visitors to Maldon town should take a look at the Hythe Quay which is still home to some of the famous Maldon barges which used to trade up and down the east coast.

LAND VALUES

Farmland values rose by almost 3% in the past three months and are now just under 7% higher than they were 12 months ago as demand continues to outstrip supply.

Farmland continues to outperform other asset classes as more and more investors are attracted by the strong capital growth over the past decade and predicted further rises in the next 10 years.

Savills believe a fall in farmland values is highly unlikely given the fundamentals of growing populations, food security, increased wealth, renewable energy and land being a finite resource. **Savills are forecasting up to a further 12% rise in farmland values in 2011.**

The fact that farmland prices still remain at record highs and continue to outperform many other asset classes shows how resilient the market is. Land is considered a safe and tangible investment asset, which may also bring capital gains and tax benefits.

ACCESS

Both lots benefit from extensive road frontage onto Maypole Road. Lot A has direct access whilst Lot B can be accessed via an easement from Maypole Road or via a well maintained track past Furzelands Farm and into the land.

LOCAL AUTHORITY

Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

Essex County Council
County Hall
Market Road
Chelmsford
CM1 1QH

PLANNING

The land is designated within the Greenbelt and any development would be subject to the appropriate planning permission.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

