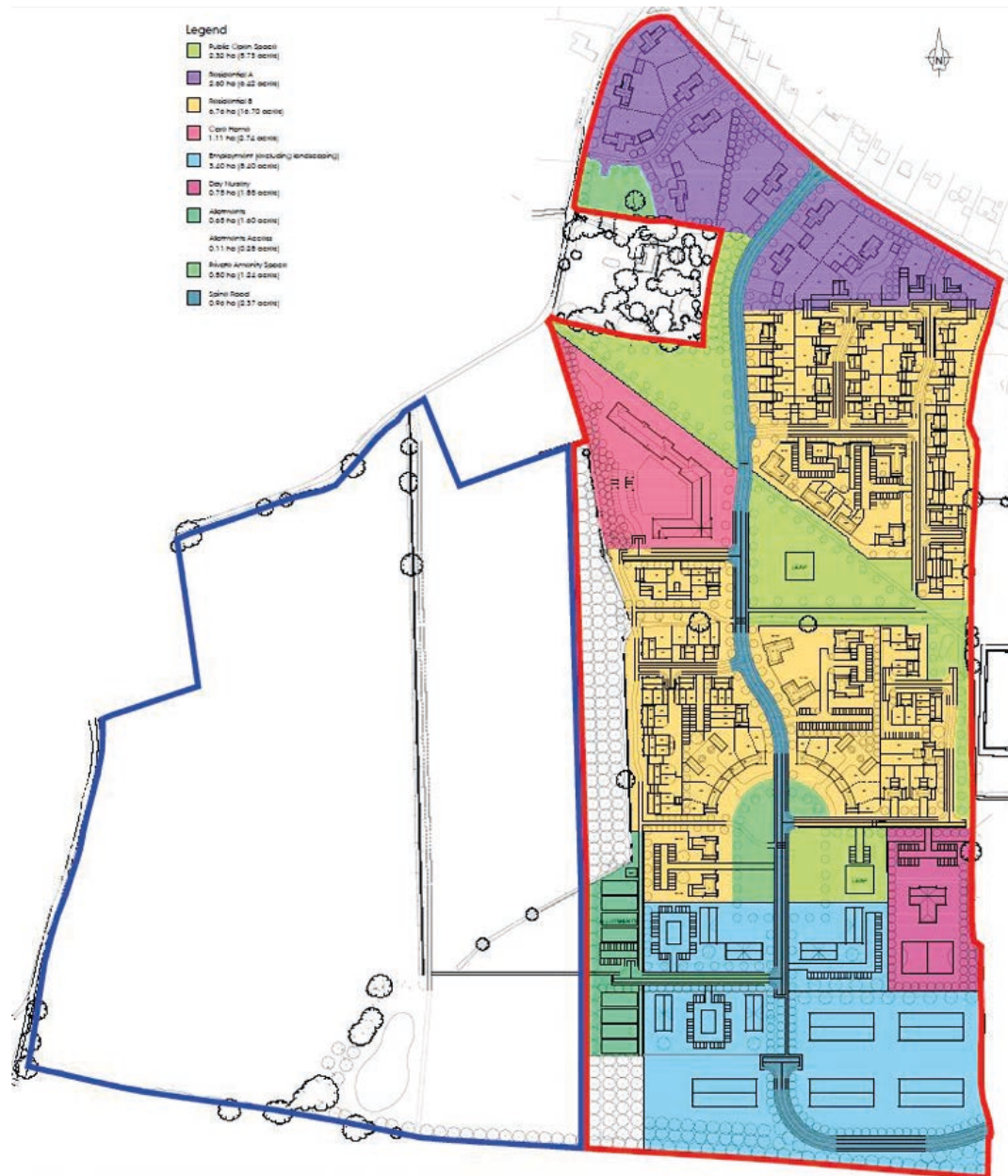


FOR SALE

COMMERCIAL LAND

MALDON ROAD, BURNHAM-ON-CROUCH, ESSEX CM0 8NS



FREEHOLD – COMMERCIAL LAND FOR SALE

Plots from 0.57 to 3.56 acres
8.40 Acres (3.40 Hectares)

**Lambert
Smith
Hampton**

01245 215 521

FOR SALE

COMMERCIAL LAND

MALDON ROAD, BURNHAM-ON-CROUCH, ESSEX CM0 8NS



LOCATION

The site is located in the town of Burnham-on-Crouch adjacent to the existing Burnham Business Park.

Burnham-on-Crouch is situated in Essex, approximately 23 miles from Chelmsford, and 12 miles from the A130 with connections north or south to the A12 and A130 respectively, thereafter to junctions 27 or 28 of the M25 London Orbital motorway.

DESCRIPTION

The subject site will be accessed via the existing commercial area known as Burnham Business Park and is situated behind the David Wilson Homes residential scheme branded as Corinthian Place.

The site (identified as the area shaded 'blue' above) is allocated under the adopted Maldon District Local Development Plan approved July 2017 for B1/B2/B8 uses under the Town & Country (Use Classes) Order (as amended).

Expressions of interest are sought either for individual plots, ranging in size from 0.57 acres to 3.56 acres (see over page for plan), or alternatively the site as a whole.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:



Please contact the agents for additional information

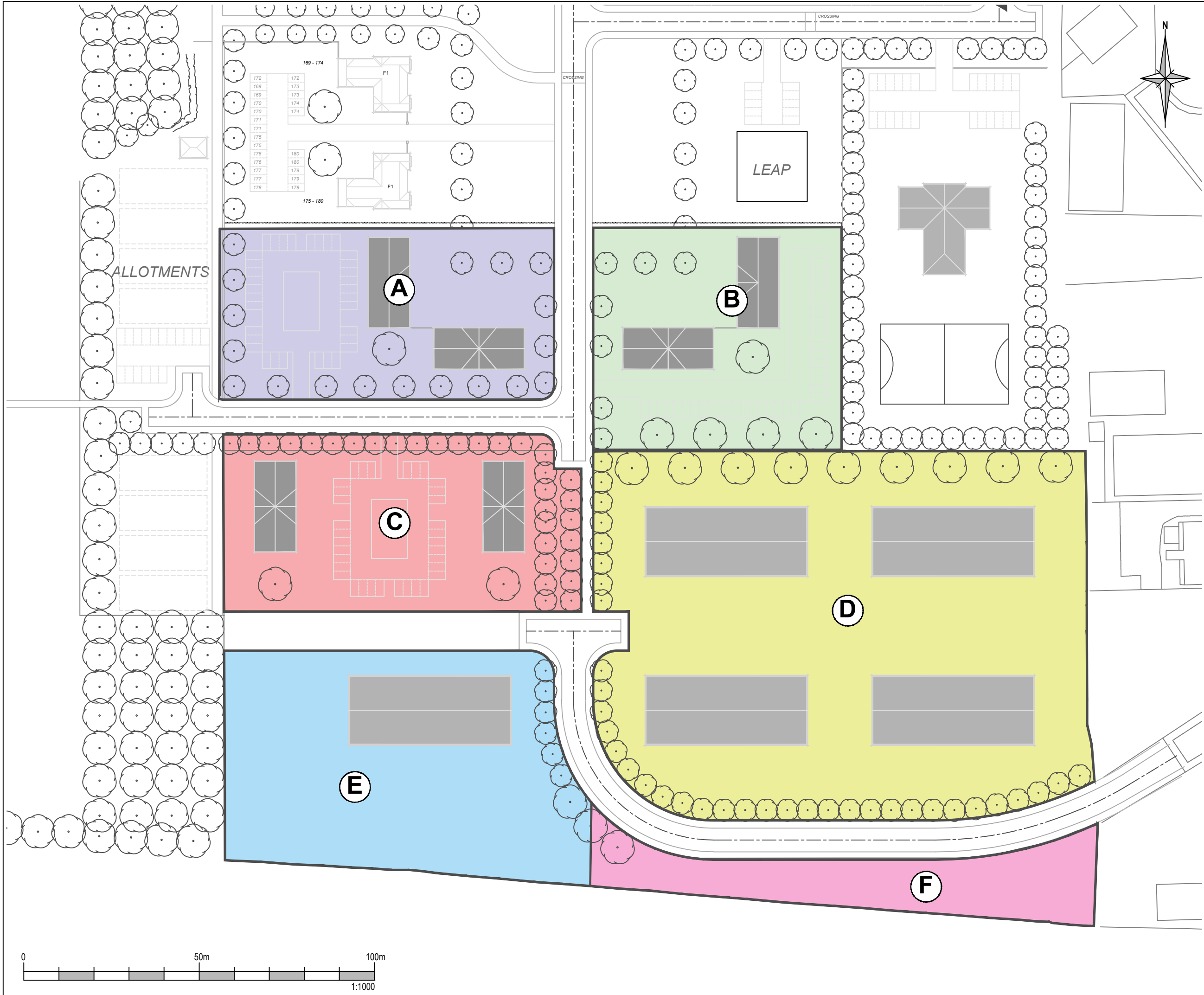
CONTACT:

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Notes

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Key

— Site Boundary

Site Areas:

A	0.47ha (1.16acres)
B	0.45ha (1.11acres)
C	0.51ha (1.26acres)
D	1.44ha (3.56acres)
E	0.62ha (1.53acres)
F	0.23 ha (0.57acres)

-	---/---/-----	-
C	21/12/2021	Plot F added
Rev	Date	Description



Pigeon Investment Management Ltd
Linden Square
146 King's Road
Bury St Edmunds
IP33 3DJ

Project
BURNHAM-ON-CROUCH

Drawing Title
EMPLOYMENT LAND AREAS

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JK	SBF	1:1000	A3
Date	Drawing No.	Rev	
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