



Bungalow: North Fambridge

Offers in Excess of
£350,000

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Whirledge & Nott have been instructed by the Joint LPA Receivers to sell Fleet Farm Bungalow with planning consent for a replacement statement dwelling set in 2.7 acres.

DETAILS

This property provides a unique and stunning opportunity to live in touching distance of the richest transient and resident wildlife associated with the nearby nature reserve and the glorious, ever changing landscape of the Crouch Estuary as well as benefiting from maintaining proximity to local amenities and the nearby North Fambridge Railway Station.

North Fambridge is a sought after area with the added bonus of its proximity to The Fambridge Yacht Haven which is a charming marina, that also incorporates the Ferry Boat Inn, a 500 year old riverside pub offering accommodation, beer, food and hospitality.

Fleet Farm Bungalow is situated on the periphery of the village of North

Fambridge in a picturesque location looking out over a nature reserve and the Crouch Estuary beyond. North Fambridge is on the Dengie Peninsula on the north bank of the River Crouch. It is served by North Fambridge Railway Station on the Crouch Valley Line. The surrounding farmland adjoins the Blue House Farm Nature Reserve which incorporates 605 acres owned and managed by the Essex Wildlife Trust.

THE PROPERTY

The Bungalow

An extensive and well laid out family property benefiting from an extraordinary outlook over extensive grounds, a nature reserve and the Crouch Estuary beyond.

The accommodation includes four bedrooms, family bathroom, kitchen/diner, lounge and double garage.

Planning consent was granted for a replacement dwelling (and therefore including demolition of the existing bungalow). The initial works have commenced including groundworks and foundations.

The replacement dwelling

This would be a substantial landmark property with status befitting its stunning surroundings. The dwelling would provide extensive accommodation including 8 bedrooms of which two are described as guest suites and most would have en-suite bathrooms. The dwelling would also incorporate a main lounge, separate dining room, library, office, kitchen/diner, family room, utility room with laundry chute and garden room.

ACCESS

The property has a right of way over a private road owned by an adjoining landowner.

TENURE

The property will be sold with vacant possession.

SALE METHOD

The property will be sold by Private Treaty method.

AGENTS NOTE

Whirledge & Nott have been instructed by the Joint LPA Receivers.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

The property has a shared mains water and electricity supply from the adjoining property. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band F

EPC

The property is classed as Band F

AGENTS NOTE

Pictures taken 2015.

**Whirlledge
&Nott**

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