

LAND AT COPPINGERS, MALDON ROAD, LATCHINGDON, ESSEX CM3 6LF

FREEHOLD DEVELOPMENT OPPORTUNITY
SITE AREA 2.9 ACRES (1.18 HA)*

- A picturesque village setting just six miles from the historic riverside town of Maldon
- Outline planning consent granted for residential development of up to 10 houses
- Opportunity is offered for sale by informal tender process (deadline to be confirmed)



Description

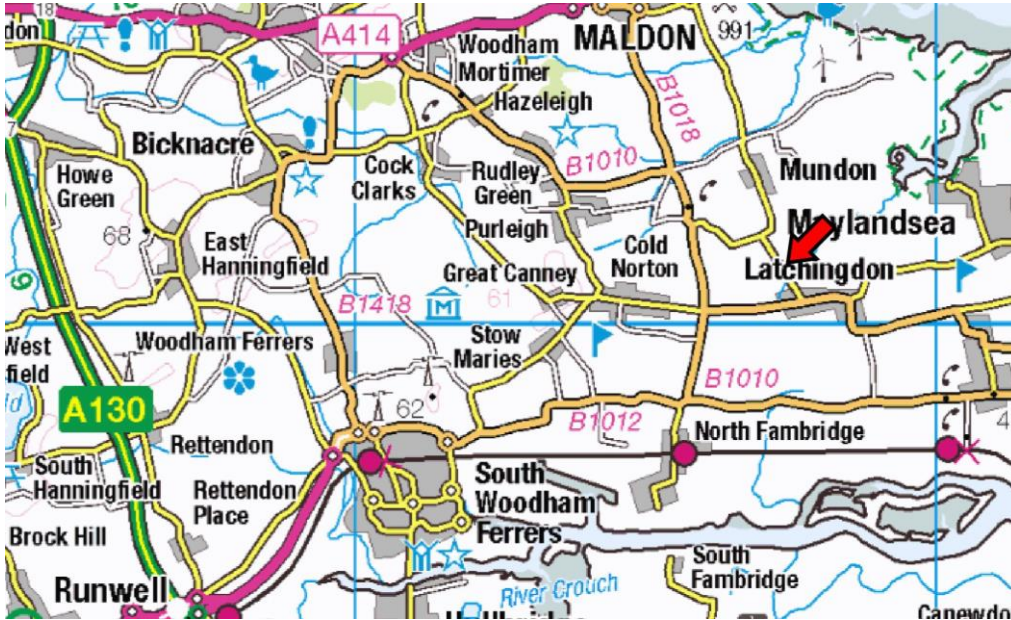
The site known as Coppingers currently comprises a large parcel of grazing land set within a substantial plot with private dwelling to the front of the site. The site is roughly rectangular in shape and houses a number of outbuildings and stables together with undisturbed views of adjacent countryside and with vehicular access via a gated private drive from Maldon Road.

The freehold site, outlined in red, is largely flat with an approximate site area of 2.9 acres (1.18 hectares). Please note that this is an indicative site area and definitive site boundaries will be agreed with the client prior to completion.



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Location Plan



Location

The site is located off Maldon Road in Latchingdon, a picturesque village south of Maldon and close to the city of Chelmsford. Latchingdon village is located approximately 5-6 miles from the surrounding towns of Maldon, Burnham-On-Crouch and South Woodham Ferrers, all of which offer an abundant of amenities including schools, supermarkets and retail, pubs and restaurants and leisure facilities.

The site also benefits from good access to transport being situated just 10 minutes drive away from the A130 to the west offering access into Chelmsford to the North and the A127 to the South.

Althorne Mainline Rail Station is conveniently located approximately just over 3 miles from the site, offering a Greater Anglian service into Stratford Station in about an hour, where connections for the Elizabeth Line, Central Line, Jubilee and DLR are all available.

OS Plan



Planning

The site benefits from an outline planning consent granted by an Appeal on 9th May 2025, with all matters reserved for up to 10 no. dwellings (Class C3) and all associated development.

A copy of the Appeal decision is available upon request.

Tenure

The site is to be sold Freehold with vacant possession, subject to any rights, reservations or obligations that may exist in respect of the sellers retained land.

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VAT

We understand that the property has not been elected for VAT however, in the event that the Vendor reserves the right to opt for tax and, if it is exercised, the tax shall be payable by the Purchaser.

Further Information

Further information is available within the property data room via the link below:

[Click here for data room access](#)

Identity & AML

Please note that the Money Laundering Regulations Act 2003 requires us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence to satisfy these checks.

Offer Procedure

Glenny LLP are instructed to invite offers for the freehold interest on a subject to contract basis, based upon the approved planning consent.

It is likely that a date for receipt of offers will be set in due course and all interested parties will be advised accordingly.

All offers should be sent to Gavin Donn at g.donn@glenny.co.uk

Offers should clearly state:

- The amount being offered and the identity of the purchasing entity and funding partner (if any)
- Any conditions attached to the offer
- Any due diligence requirements
- Any approvals process that needs to be satisfied
- A proposed time-scale for exchange of contracts and legal completion
- Funding arrangements and proof of funds, if available
- Your appointed solicitor's details
- Purchasers track record

The vendor does not undertake to accept the highest or indeed any offer.

Viewings

The site is partially visible from Maldon Road, if interested parties require a detailed site inspection then this is strictly by prior appointment via Glenny LLP.

Interested parties should take note that neither Glenny LLP or the landowner takes no responsibility for any injury or accident at the site.

Contact

For further information please contact:



Gavin Donn

07768 746 062

g.donn@glenny.co.uk

Essex Office

Call: 01268 540 771

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