



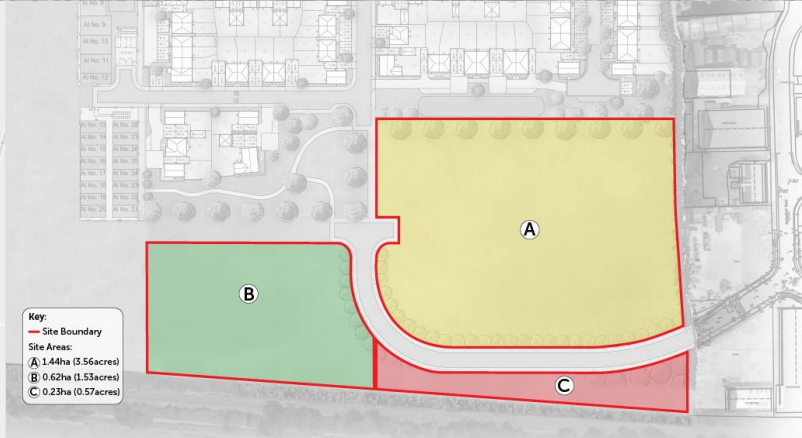
Key:

- Residential
- Commercial
- Allotments

Land For Sale, Maldon Road, Burnham On Crouch CM0 8NS

**FOR SALE** FREEHOLD - COMMERCIAL LAND

**0.57 - 5.66 Acres**  
**(0.23 - 2.29 Hectares)**



## 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.

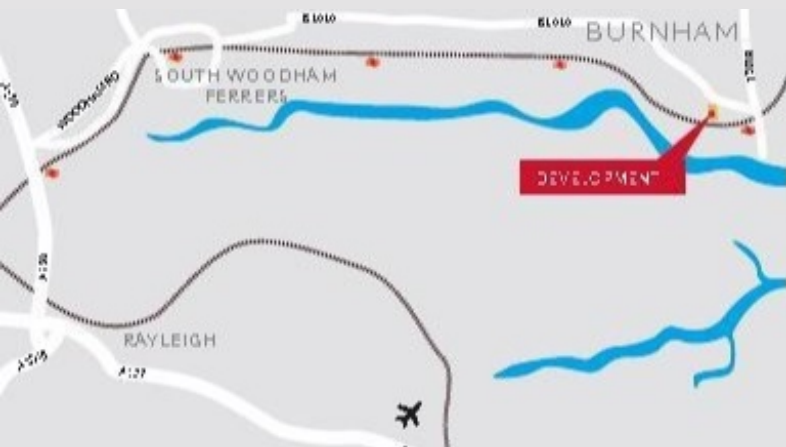
## DESCRIPTION

The 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 5.66 acres, (see over page for plan), or alternatively the site as a whole.

The subject site will be accessed via the existing commercial area known as Burnham Business Park.

- ✓ Individual plots ranging from 0.57 acres to 5.66 acres
- ✓ B1/B2/B8 uses
- ✓ Access via Burnham Business Park



## ACCOMMODATION

Gross External Areas	Acres	Hectares
Plot A	3.56	1.44
Plot B	1.53	0.62
Plot C	0.57	0.23
<b>Total</b>	<b>5.66</b>	<b>2.29</b>

## 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.

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Regulated by RICS 01-Sep-2025

## VIEWING & FURTHER INFORMATION

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