



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

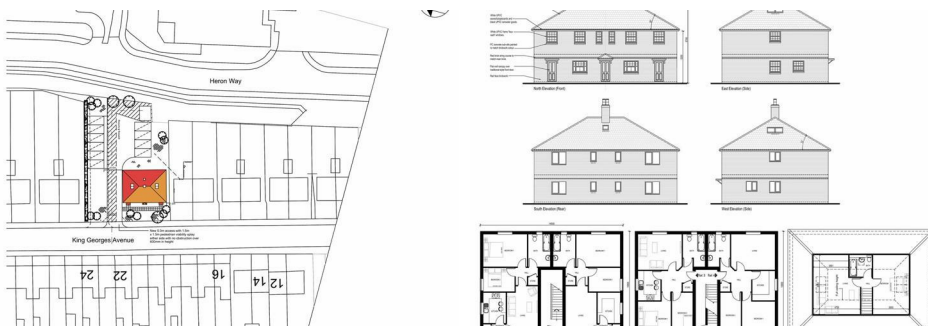
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



KING GEORGES AVENUE, HARWICH, CO12 4AE

OFFERS IN EXCESS OF £300,000

A chance to acquire this Freehold development site with full planning for five self contained flats with parking. Pre-commencement Conditions have been discharged. The site is located in Dovercourt, Harwich close to Asda Supermarket and the Town Centre.

- Full Planning for 5x flats
- GDV Circa £850,000
- Potential Rental Yield of £49,200 PA
- Clear Site
- 0.27 Acres
- Total GIA 3,650 Sq Ft



THE SITE

A clear site of 0.27 acres located on King Georges Avenue, Harwich. Comprising 4x 2 bedroom flats at ground and first floor and 1x 1 bedroom flat to second floor. All flats benefit from 2 parking spaces and communal garden.

PLANNING

Full planning approval under reference: 22/01694/FUL

We are advised that pre-commencement conditions have been discharged.

A full copy of plans available upon request.

GDV

Flat 1 - 2 bedroom ground floor flat - £175,000
Flat 2 - 2 bedroom ground floor flat - £175,000
Flat 3 - 2 bedroom first floor flat - £175,000
Flat 4 - 2 bedroom first floor flat - £175,000
Flat 5 - 1 bedroom second floor flat - £150,000

Total - £850,000

RENT

Flats 1-4 - £850 pcm
Flat 5 - £700 pcm

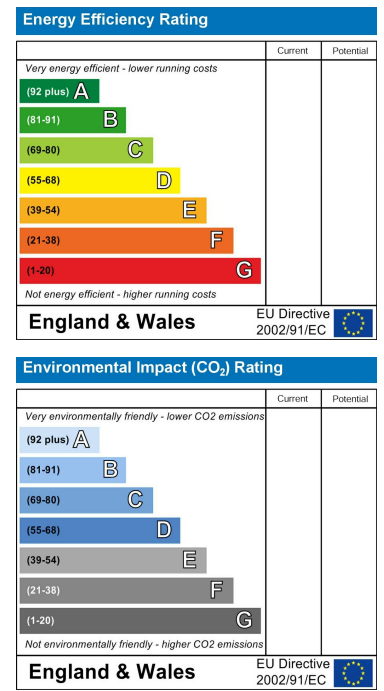
total - £4,100 PCM / £49,200 PA



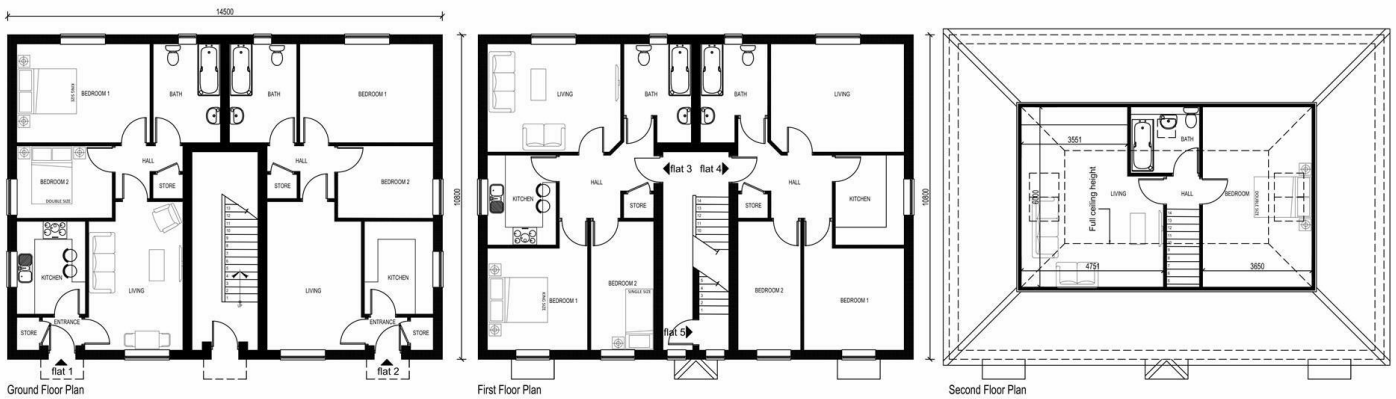
Map



EPC Graphs



Floorplan



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