



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



ST. OSYTH ROAD, LITTLE CLACTON, CO16 9DJ

OFFERS IN THE REGION OF £600,000

A unique opportunity to acquire a consented conversion opportunity for 5 dwellings. The site measures approximately one acre and comprises two barns; a listed timber barn for conversion to three dwellings and a concrete barn for conversion into two dwellings. Total GIA approximately 12,350 Sq Ft. Located on the edge of Little Clacton with easy road access to the A133 and beyond whilst also enjoying a peaceful countryside setting, we anticipate a GDV in the region of £2.35m once complete.

- 5x Barn Conversions
- Planning Approved
- 12,338 Sq Ft Total
- GDV In Region Of £2.35m
- Unique Opportunity
- 5 Individual Designs from 2-6 Bedrooms



PLANNING

The site benefits from full planning approval and Listed Building Consent under references: 21/01167/FUL & 21/01168/LBC

A copy of planning documents available upon request.

SCHEDULE OF ACCOMMODATION

Schedule of accommodation and indicative resale values as follows:

A - 2 bedroom semi-detached house (concrete barn) - 1,235 Sq Ft - £300,000

B - 6/7 bedroom semi-detached house (concrete barn) - 3,430 Sq Ft - £600,000

C - 3 bedroom end-terrace house (timber barn) - 4,534 Sq Ft - £700,000

D - 2 bedroom mid-terrace house (timber barn) - 1,073 Sq Ft - £250,000

E - 3 bedroom end-terrace house (timber barn) - 2,063 Sq Ft - £450,000

AGENTS NOTE

Some images are computer generated and are indicative only.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

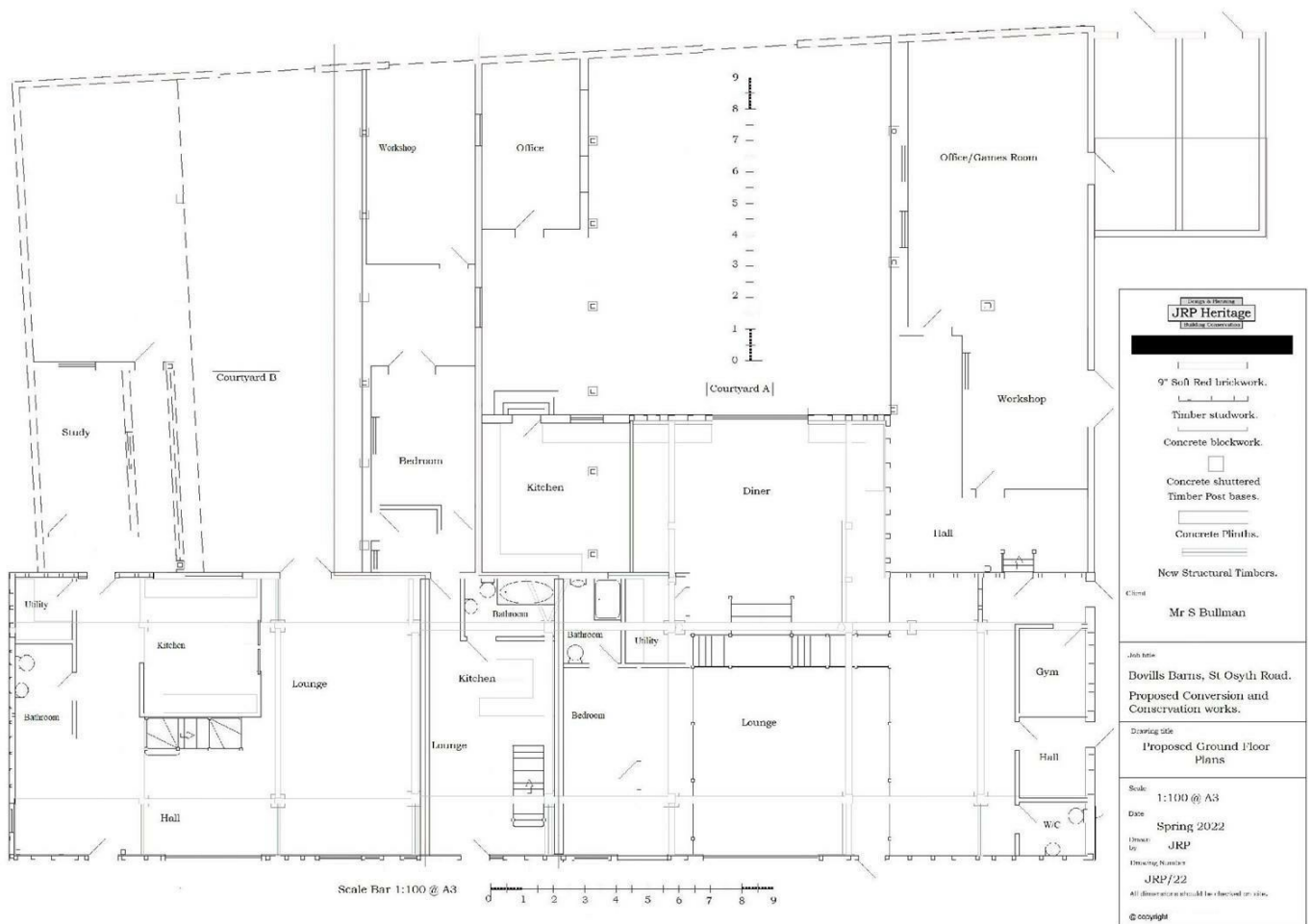
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs

Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.