

ST. OSYTH ROAD, LITTLE CLACTON, CO16 9DJ OFFERS OVER £400,000

A unique opportunity to acquire a consented conversion opportunity for 2 dwellings. The site measures approximately 0.55 acres and comprises a concrete barn for conversion into two dwellings. Located on the edge of Little Clacton with easy road access to the A133 and beyond whilst also enjoying a peaceful countryside setting.

- 2x Barn Conversions
- Planning Approved
- GIA Approx. 4,665 Sq Ft
- GDV In Region Of £950,000
- Unique Opportunity
- 0.55 Acre Plot

PLANNING

The site benefits from full planning approval under reference: 21/01167/FUL (please note the application also includes a further barn which is available by separate negotiation).

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 - £325,000

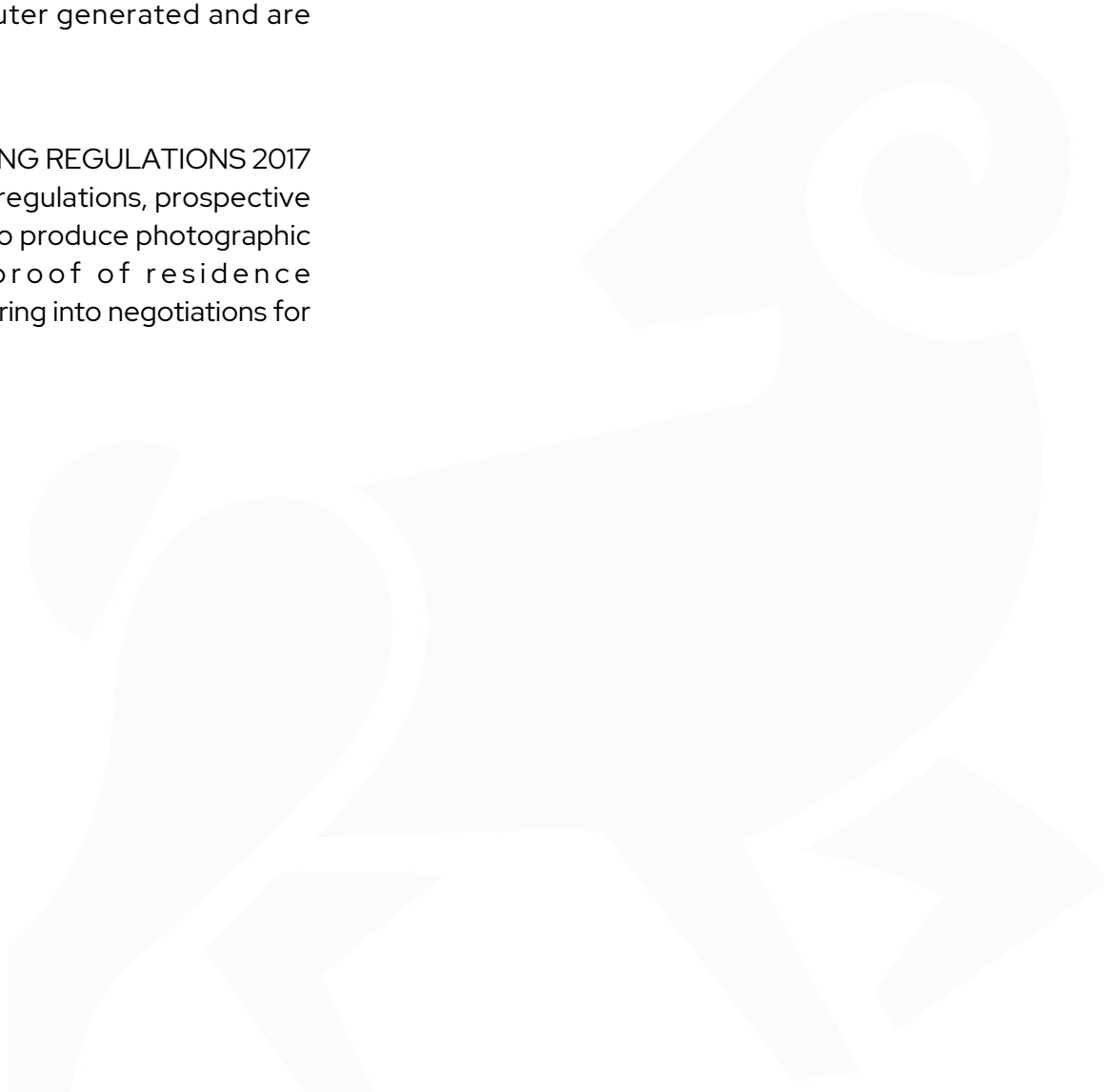
B - 6/7 bedroom semi-detached house (concrete barn) - 3,430 Sq Ft - £625,000

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.

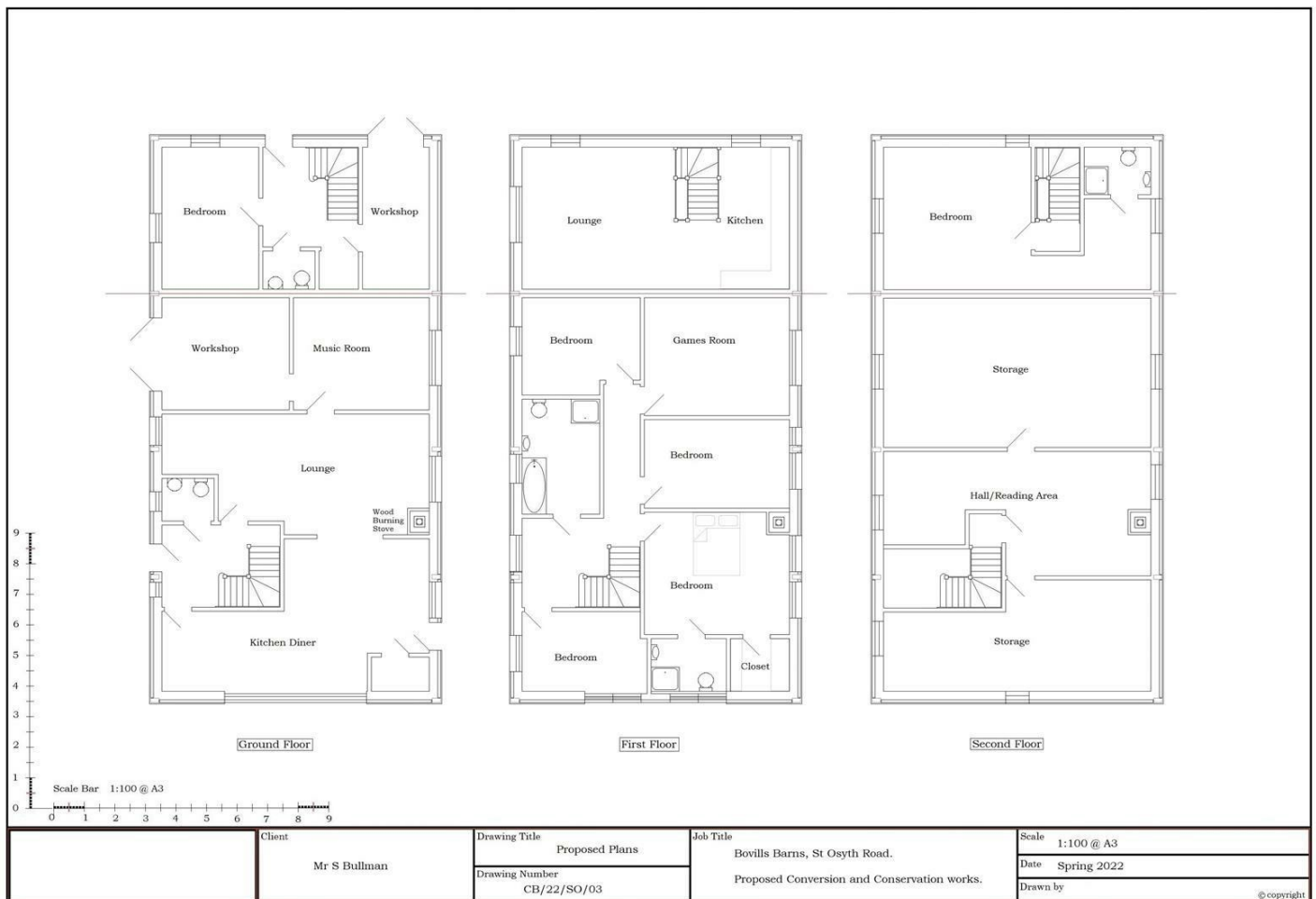


Map

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.