



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



THORPE ROAD, LITTLE CLACTON, CO16 9RZ

PRICE £850,000

Located on the edge of Little Clacton, this development site of approximately 1.09 acres with detailed planning approval for 6x detached bungalows. Currently garden land, the site is mostly flat and predominantly laid to lawn.

- Development Site
- Little Clacton
- Estimated GDV £2.5m
- Detailed Planning Approval
- Planning for 6x Detached Bungalows
- 1.09 Acres



PLANNING

Local Authority: Tendring District Council

Reference: 22/01050/FUL

Estimated GDV: £2.5m

Full planning permission approved for 6x detached bungalows.

SCHEDULE OF ACCOMMODATION

PLOT	BEDS	TYPE	GARAGE	SQ M	SQ FT	PRICE
1	3	detached bungalow	double	129	1388.54	£550,000.00
2	3	detached bungalow	single	85	914.93	£400,000.00
3	2	detached bungalow	single	74	796.53	£350,000.00
4	3	detached bungalow	single	85	914.93	£400,000.00
5	3	detached bungalow	single	85	914.93	£400,000.00
6	3	detached bungalow	single	85	914.93	£400,000.00

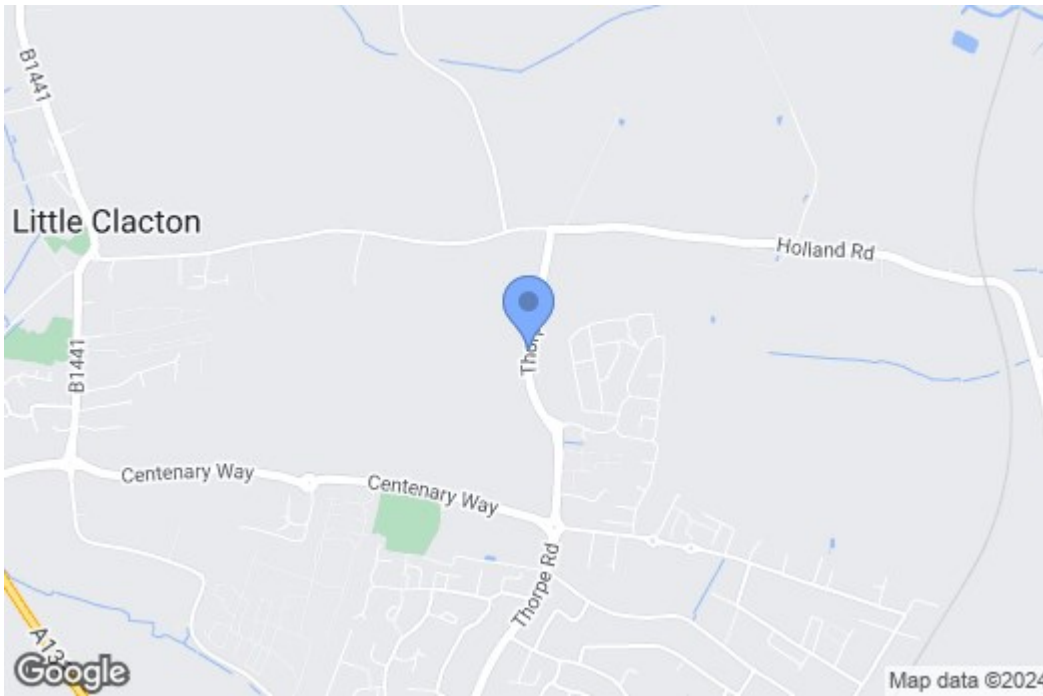
AGENTS NOTES

- 1) Purchaser will be required to erect new fencing to existing property
- 2) Purchaser will be required to relocate existing Klargester and any other services as applicable
- 3) Boundaries shown are indicative only

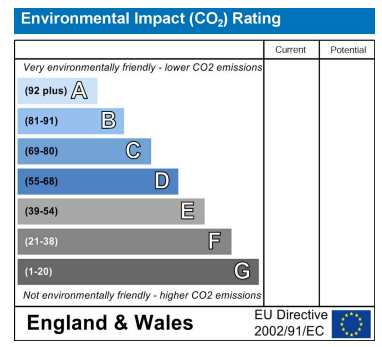
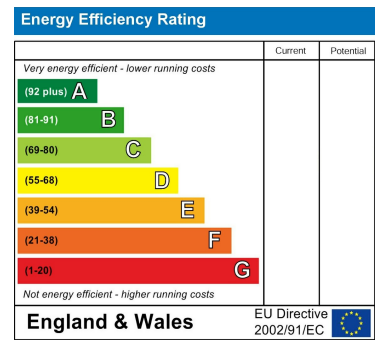
ANTI-MONEY LAUNDERING

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

DO NOT SCALE

IF IN DOUBT ASK

GENERAL SPECIFICATION FOR SOFT LANDSCAPE:

Quality: Landscaping to conform to all relevant legislation including BS5822, CEN regulations and BS5838 guidelines. All trees to be planted in accordance with BS5822 and BS5838 and to be planted in accordance with BS5822 and BS5838. All trees to be planted in accordance with BS5822 and BS5838. All trees to be planted in accordance with BS5822 and BS5838.

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Notes:

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Legend:

- Proposed tree (T1)
- Existing tree (T2)
- New shrub planting (S1)
- Existing shrub/hedging (S2)
- Grass block (G1)
- Grass block (G2)

Client: Mr R Olan

Drawn by: DTR-01

Date: 06/2021

Scale: As indicated @ A1

Revision: A

Zoe Manning BSc.
 Drawing Services Ltd
 143 Connaught Avenue
 Frinton-on-Sea, Essex,
 CO13 9AB

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.