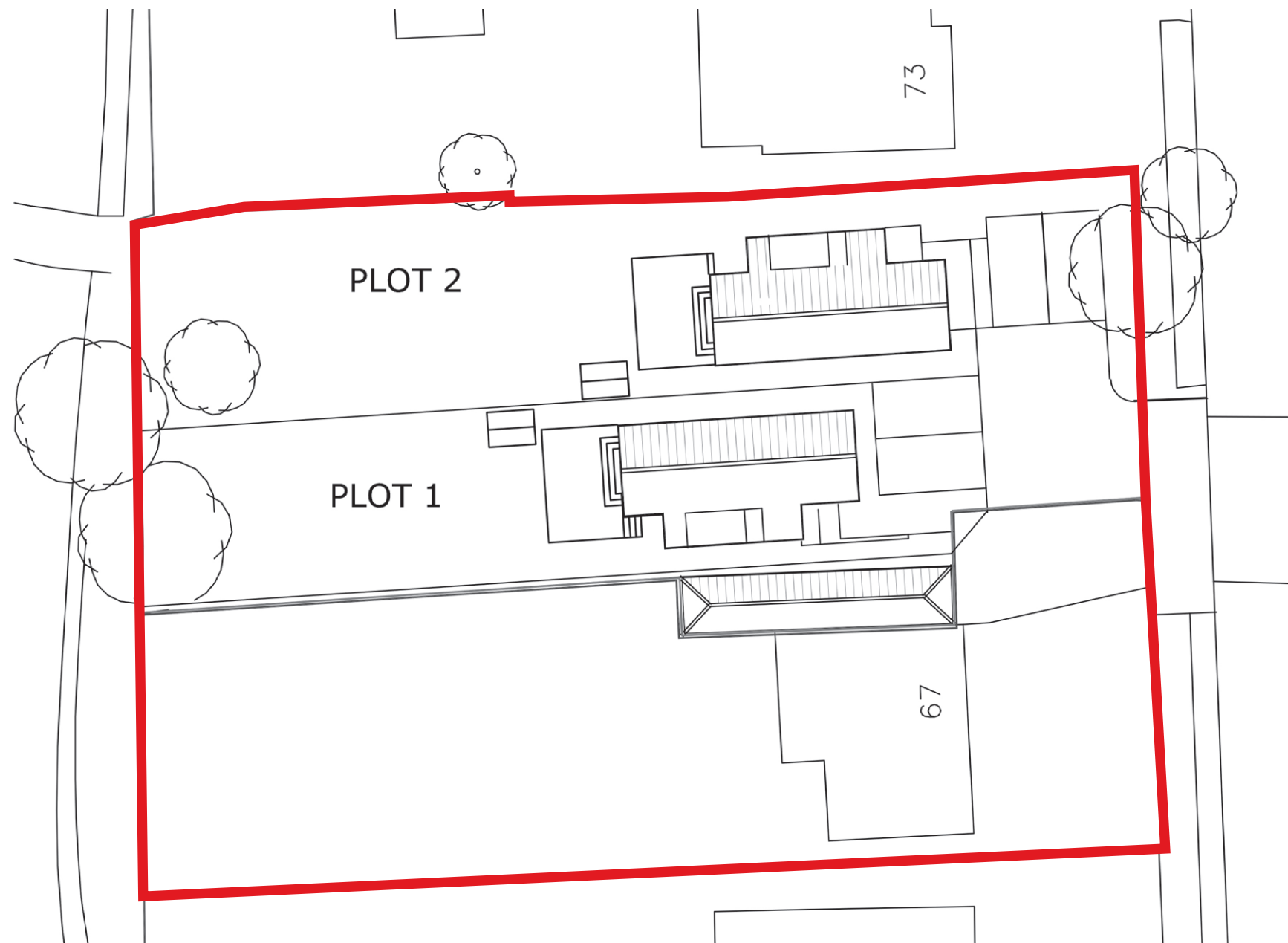


For Sale – Offers in Excess of **£375,000**
Residential Development Opportunity

67 Park Square West, West Clacton, Jaywick, CO15 2NT

NP NICHOLAS
PERCIVAL



Site : The site is level, rectangular in shape and is accessed from Park Square West. Onsite is a three-bedroom detached bungalow with land to the side and rear. The site extends to approximately 0.476 acres (0.19 ha).

Description of 67 Park Square West :

No. 67 comprises a 1950's detached bungalow constructed from cavity brick walls under a tiled pitched roof. The bungalow was previously rented for many years and now requires full renovation.

The accommodation comprises :

Reception Hall – L shaped, access to roof void, airing cupboard with hot water cylinder.

Sitting Room – (12'5" x 11') Fireplace, windows to front and side.

Kitchen – (13'6" x 10'10") Windows to rear and side, sink unit, recessed pantry. Door to rear.

Bathroom – (8' x 5'6") Window to front, handbasin, bath & WC.

Bedroom 1 – (13'3" x 10') Window to front.

Bedroom 2 – (13'5" x 9'10") Window to rear.

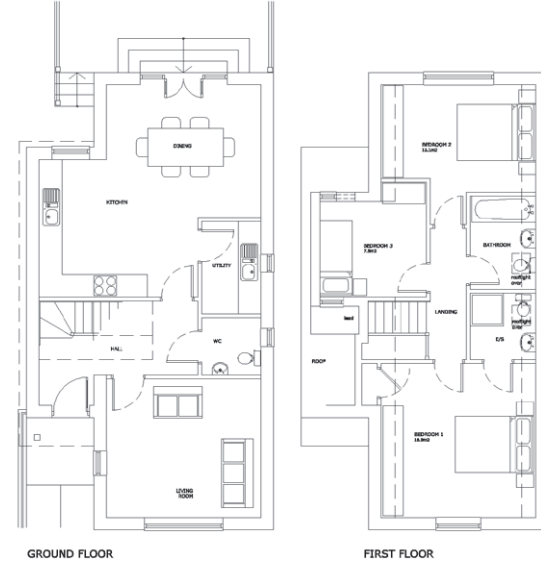
Bedroom 3 – (10' x 7') window to rear.

The Building Plots : The adjacent land as shown on the plans attached benefit from Planning Permission under 22/00465/FUL for the construction of two houses of more or less identical design. Each unit benefits on the Ground Floor from a Reception Hall, Cloakroom, Utility Room, Kitchen/Dining Room with double doors to Terrace and a Living Room. On the first floor there are Three Bedrooms an Ensuite and a Bathroom.

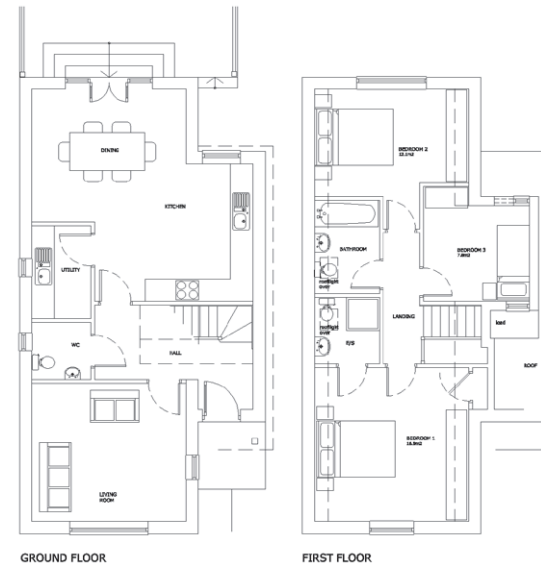
The Gross Internal Area for each unit is approximately 106 m² (1,140 sq. ft.)



Plot One



Plot Two



Town Planning : Planning consent granted by Tendring District Council (Planning Permission Ref: 22/00465/FUL) for the demolition of existing double width garage and construction of new double length garage. The planning also permits for 2no. 3 bedrooms detached houses to be erected at the rear.

The current owner has implemented Condition 1 of the planning permission, which includes the demolition of the existing double-width garage. For full planning documents and plans, please make further enquiries.

Services : Mains water, electricity and drainage are connected to 67 Park Square West. Gas is understood to be available from Park Square West. However, prospective purchasers are advised to make their own enquiries.

The site is understood to have a 3-phase electrical connection in situ, further details on request.

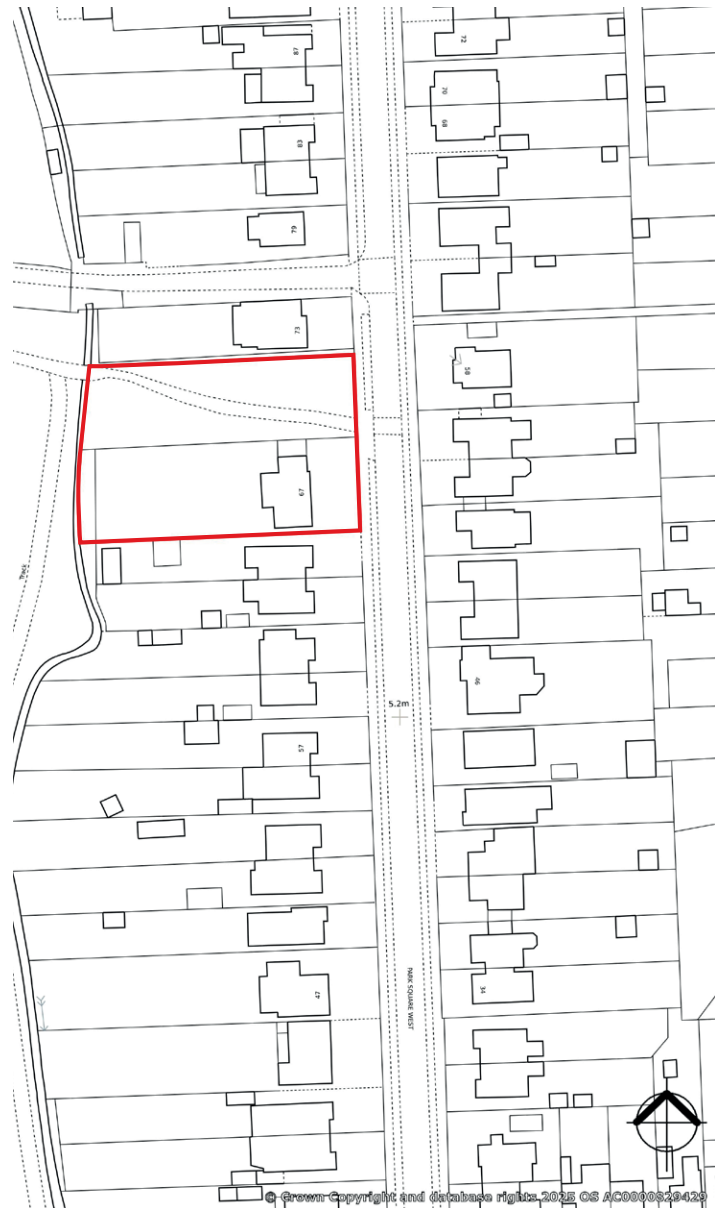
Price : Offers in excess of £375,000 (Three hundred and seventy-five thousand pounds) STC.

Tenure and Possession : The site is available For Sale on a freehold basis with vacant possession.

Council Tax : Bungalow Council Tax Band: C

Anti-Money Laundering Regulations : Anti-Money Laundering Regulations require Nicholas Percival to formally verify purchasers identity, residence and source of funds prior to instructing solicitors.

All plans are for indicative purposes only.



Directions.

67 Park Square West, West Clacton, Jaywick – Sat-Nav Ref : CO15 2NT

Heading south on Jaywick Lane, turn right onto Millers Barn Road and continue as the road becomes Park Square East. Follow it around the bend, passing Parr Close, until it merges into Park Square West. Proceed along the road for approximately 200 yards and Number 67 will be on the right-hand side.



Location and Situation.

The property is located in the established coastal community of Jaywick, approximately 3 miles southwest of Clacton-on-Sea town centre and around 17 miles east of Colchester. Jaywick is well-connected via the B1027 and B1033, providing access to the A133 and A120, and subsequently the A12.

67 Park Square West is situated in a predominantly residential area of West Clacton, benefiting from a variety of local amenities including supermarkets, cafés, takeaways and is within close proximity to Frobisher Primary School. The area is well-served by local bus routes providing access to Clacton-on-Sea town centre, which offers a wider range of facilities, including Clacton railway station.

The station provides direct services to London Liverpool Street, with journey times of approximately 1 hour and 30 minutes.

Area Highlights

Millers Barn Golf Park	0.7 Miles
Clacton & District Hospital	2.1 Miles
Clacton Pier / Pavilion	2.2 Miles
Clacton County High School	2.9 Miles
Clacton Railway Station	3 Miles
Tesco Superstore	3.9 Miles
Frinton Links Golf Club	10 Miles

Surroundings / Connections

Holland-on-Sea	4.5 Miles
Frinton-on-Sea	9.5 Miles
Walton-on-the-Naze	10 Miles
Colchester	15 Miles
Harwich & Dovercourt	16.5 Miles
Ipswich	30 Miles
London Stansted Airport	50 Miles

All times and distances quoted are approximate only. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk>
All plans are for indicative purposes only.

Please call to arrange a viewing.



01206 563222

Max Copeland | Max@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

REF: V1306