



**96 Victoria Avenue, Rayleigh, SS6 9DB**  
**£400,000**



## OPTION TO PURCHASE A BUILDING PLOT OR HAVE YOUR DREAM HOME BUILT TO YOUR STYLE

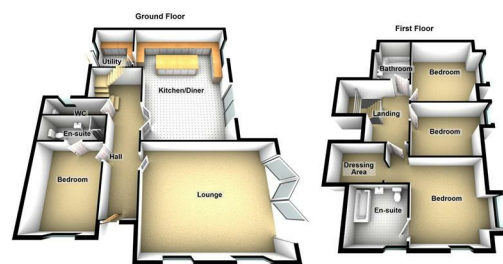
An exciting opportunity to either purchase a prime building plot or enter into a land/build agreement with the owner/builder to create your dream home — tailored to your taste and specifications. A land/build agreement can also offer significant savings on stamp duty.

- The plot measures approximately 7,500 sq ft
- Features a long private driveway
- Backs directly onto the scenic Swayne Country Park, offering peace, privacy, and natural beauty

A rare chance to secure a superb location and personalise your future home.

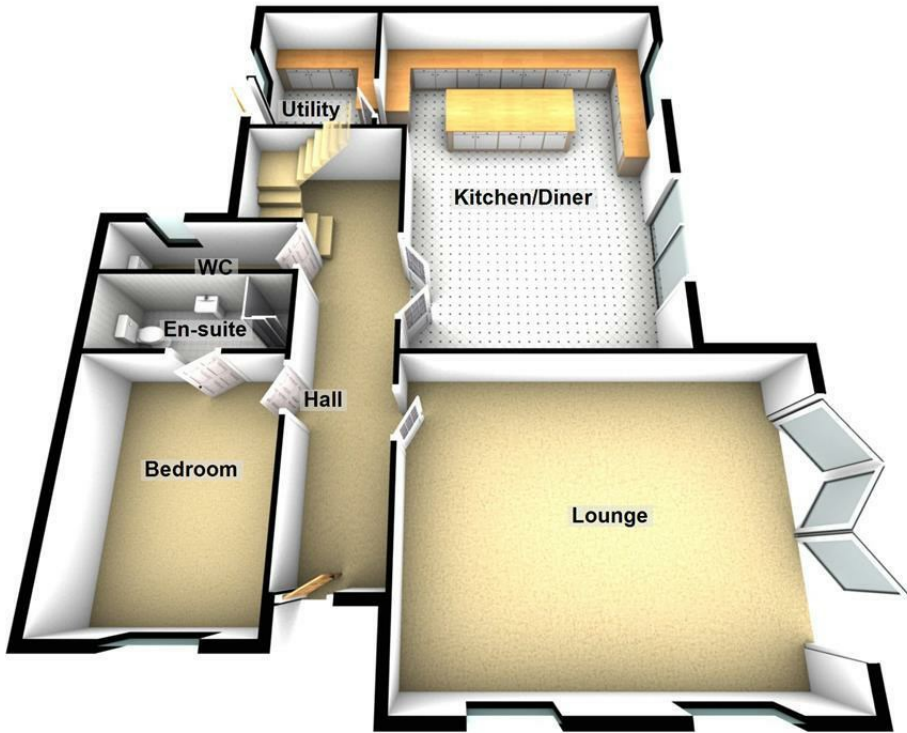
An option to purchase this plot of land with full planning to build a Character 4 bedroom home in private setting backing onto Country Park

The owner is open to sell the plot or build a property to your own style subject to contract

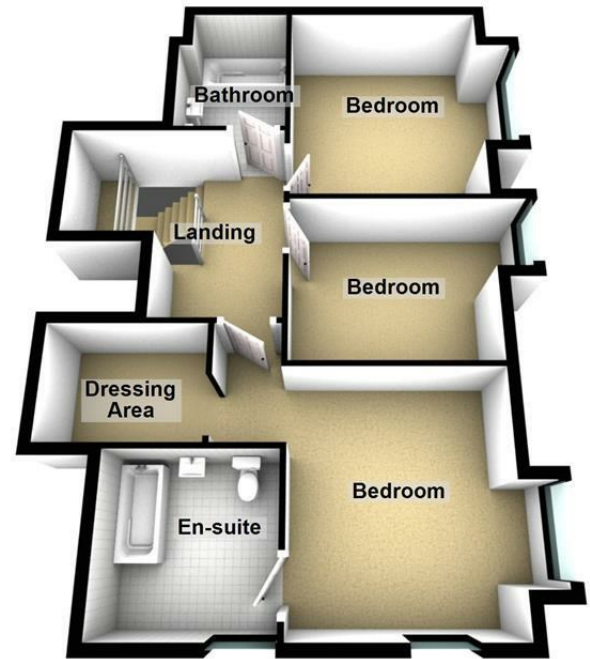




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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