



## Point Clear Road Point Clear, CO16 8JB

Located in the Essex coastal village of Point Clear is this PLOT OF LAND with FULL PLANNING PERMISSION (Planning Reference 22/00315/FUL) for a THREE BEDROOM DETACHED BUNGALOW. The plot measure approximately 82' Wide with a depth of around 50'. Clacton's town centre and mainline railway station are positioned within four and a half miles with the Historic City of Colchester located 10 miles away.

- Plot of Land with Full Planning (22/00315/FUL)
- Planning For Three Bedroom Detached Bungalow
- Coastal Village Location
- Clacton Town around 4.5 Miles Away
- Colchester City Centre Within 10 Miles



**Price £135,000 Freehold**



## FRONT ELEVATIONS



## BUILDING PLOT

approx 82' wide x 50' depth



## ACCESS TO PLOT

Access to the plot is off of Point Clear Road, along Dairyfarm Meadow.



## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## JE 0524

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

---

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.





• GROUND FLOOR PLANS AS PROPOSED 1:50 •

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
 The Action Agents