



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



**HALL LANE, WALTON ON THE NAZE, CO14 8HW**

**PRICE £550,000**

A chance to acquire this Freehold site with potential for redevelopment. There is an appeal pending for the 'redevelopment of a vacant commercial site with 3 x two bed houses and 9 x two bed apartments.' Should the appeal be allowed we anticipate a GDV of approximately £2.1m and an annual rental yield of £113,400. The site measures approximately 0.4 acres in total and currently comprises detached mixed use building with two shops and one flat over, a further red brick industrial unit and timber workshop. We believe the site offers potential for a number of alternate uses STPP.

- Vacant Commercial Site
- Appeal Pending for Residential Scheme
- Close to Seafront & Town Centre
- 0.4 Acres
- Potential For Alternate Uses (STPP)
- Planning Ref: 23/00806/OUT



## THE SITE

0.4 Acre site located in the seaside town of Walton-on-the-Naze. The opportunity currently comprises detached mixed use building with two shops and One flat over, a further red brick industrial unit and timber workshop. We believe the site offers potential for a number of alternate uses STPP. The site lies within the settlement boundary as situated approximately 0.3 miles from the beach and within a mile of the Town Centre.

## PLANNING

Tendring District Council Planning Reference: 23/00806/OUT

Outline planning for 'for the redevelopment of a vacant commercial site with 3 x two bed houses and 9 x two bed apartments' was refused in September 2023 and is currently pending an appeal decision.

A full copy of plans are available upon request.

We believe the site could suit alternative commercial/residential schemes, any enquiries should be made to your chosen planning consultant or the local authority.

## PROPOSED GROUND FLOOR

## PROPOSED FIRST FLOOR

## PROPOSED SECOND FLOOR

## PROPOSED ELEVATIONS

## GDV

Based on the current proposed scheme indicative values are as follows:

9 x 2 bed apartments - £150,000 each / £750 PCM  
3 x 2 bed houses - £250,000 each / £900 PCM

Total - £2,100,000 - Sale / £113,400 PA - Rent

## Agents Note Sales

PLEASE NOTE - Although we have not tested any

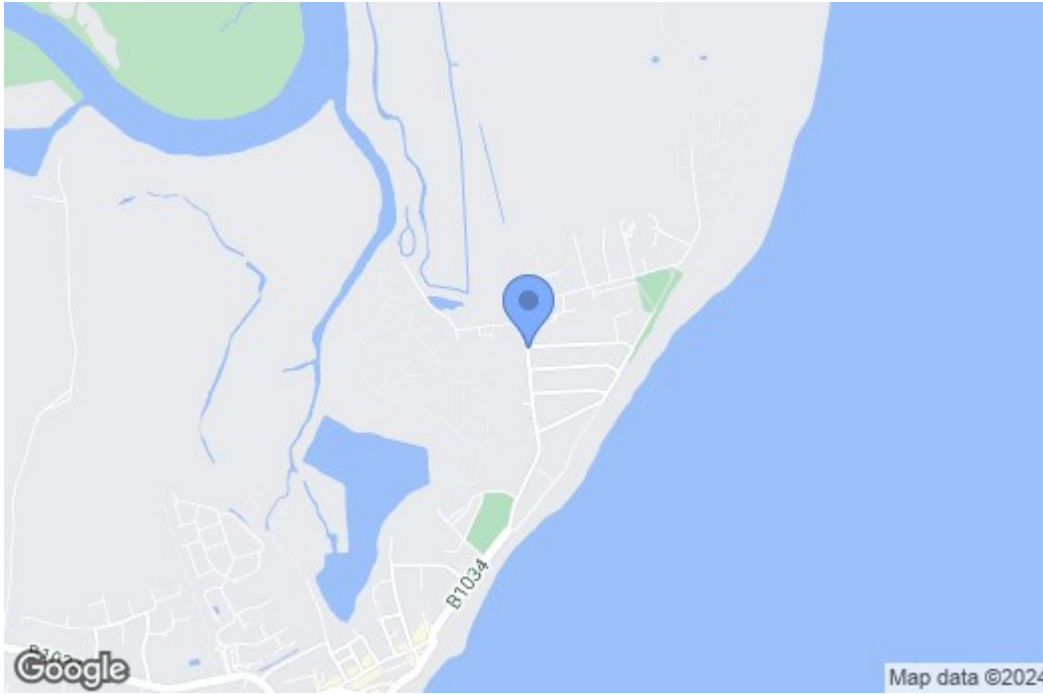
of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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

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			
<b>England &amp; Wales</b>		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# 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.