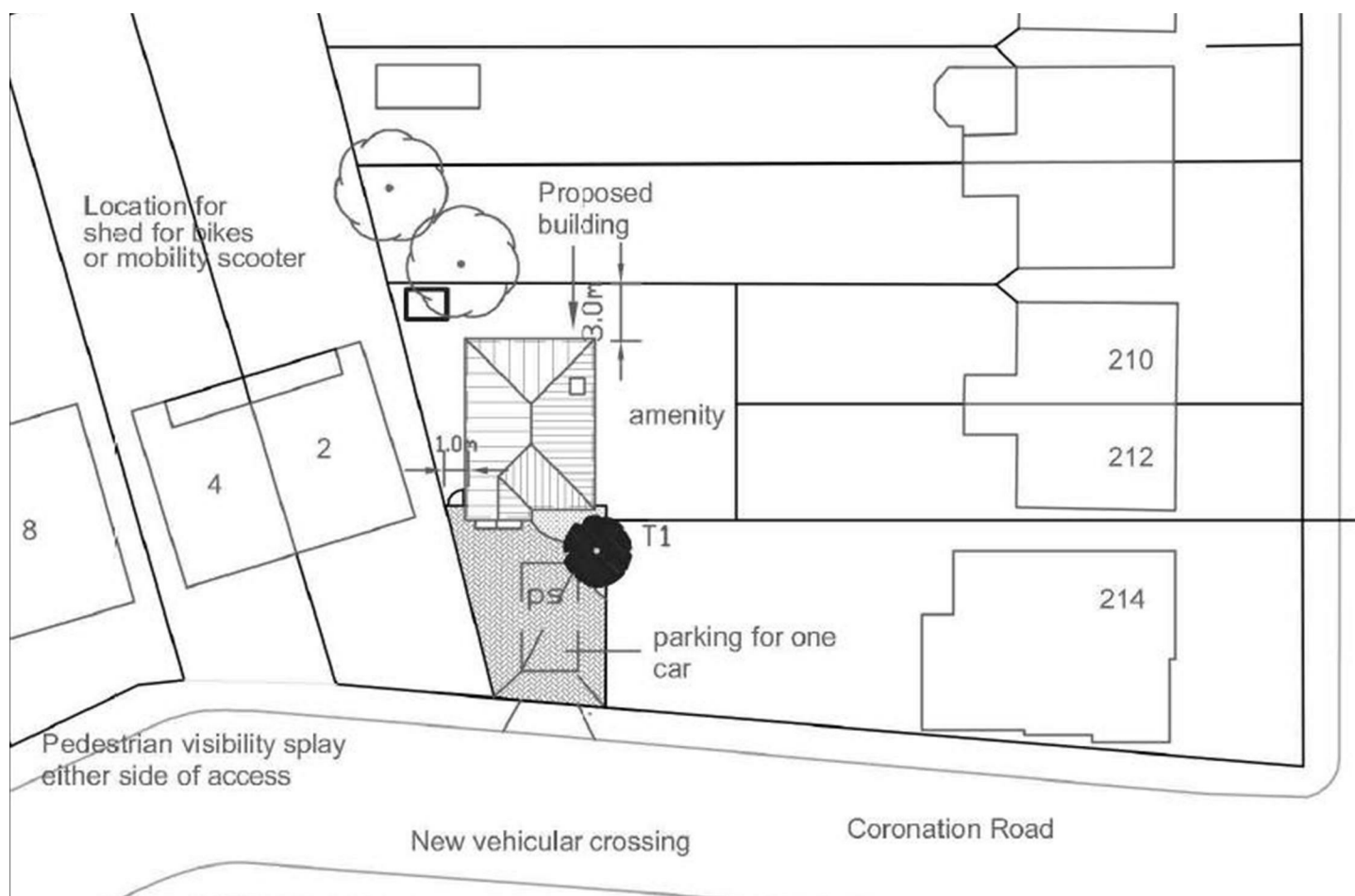




LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



ST. OSYTH ROAD, CLACTON-ON-SEA, CO15 3HB

PRICE £85,000

A rare opportunity to acquire this single building plot with full planning consent for a detached dwelling.
Located in Clacton-on-Sea, approximately one mile from the Town Centre and railway station.

- Single Building Plot
- Detached House
- Potential Rental Income £1,400 PCM
- Central Clacton
- Approx. 1000 Sq Ft
- Private Garden & Driveway
- Full Planning: 25/00306/FUL
- GDV £285,000

PLOT

An L shaped plot of approximately 2,600 Sq Ft (0.06 acres) of garden land accessed via Coronation Road.

PLANNING

Planning Reference: 25/00306/FUL

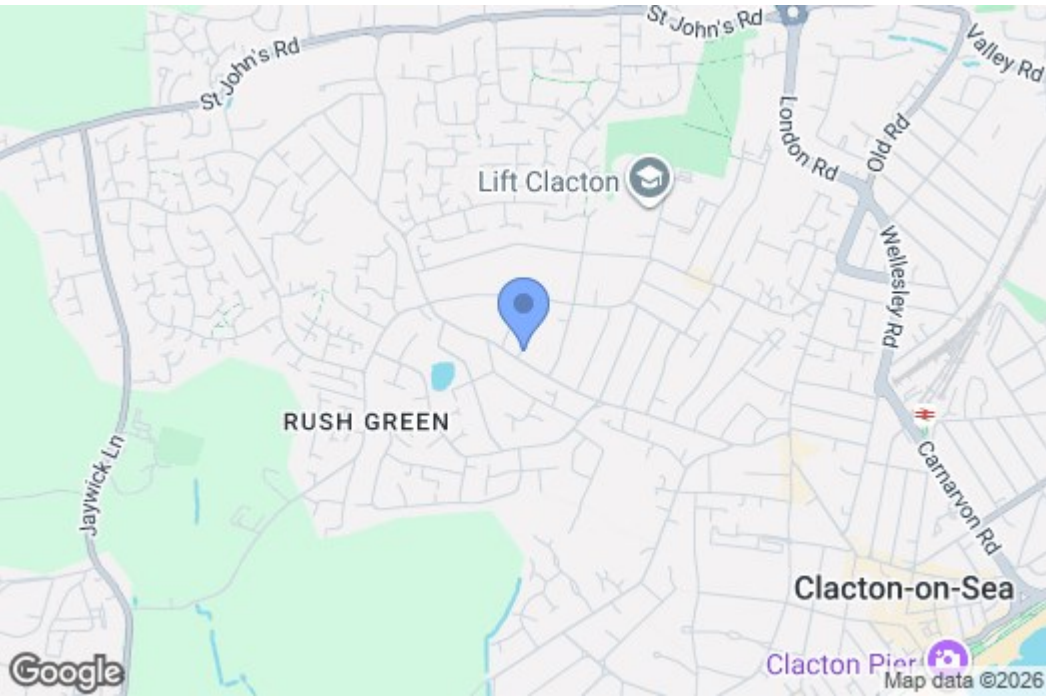
Allowed at appeal December 2025.

The planning is a full application for 'Erection of one self-build dwelling'. The approved plans allow for a detached house of approximately 1011 Sq Ft comprising; kitchen/diner, living room and WC to ground floor and an en-suite master bedroom, second bedroom and bathroom to first floor.

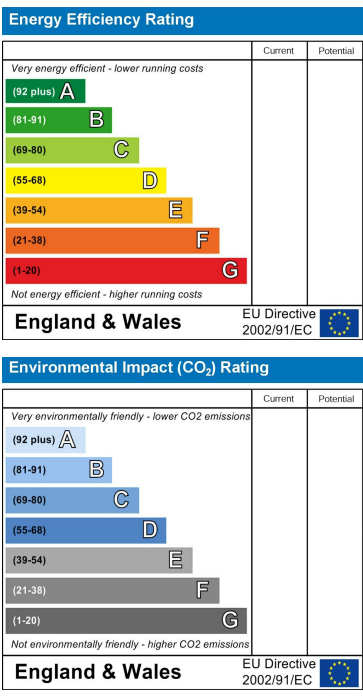
A full copy of plans and associated documents can be viewed at our offices upon request.



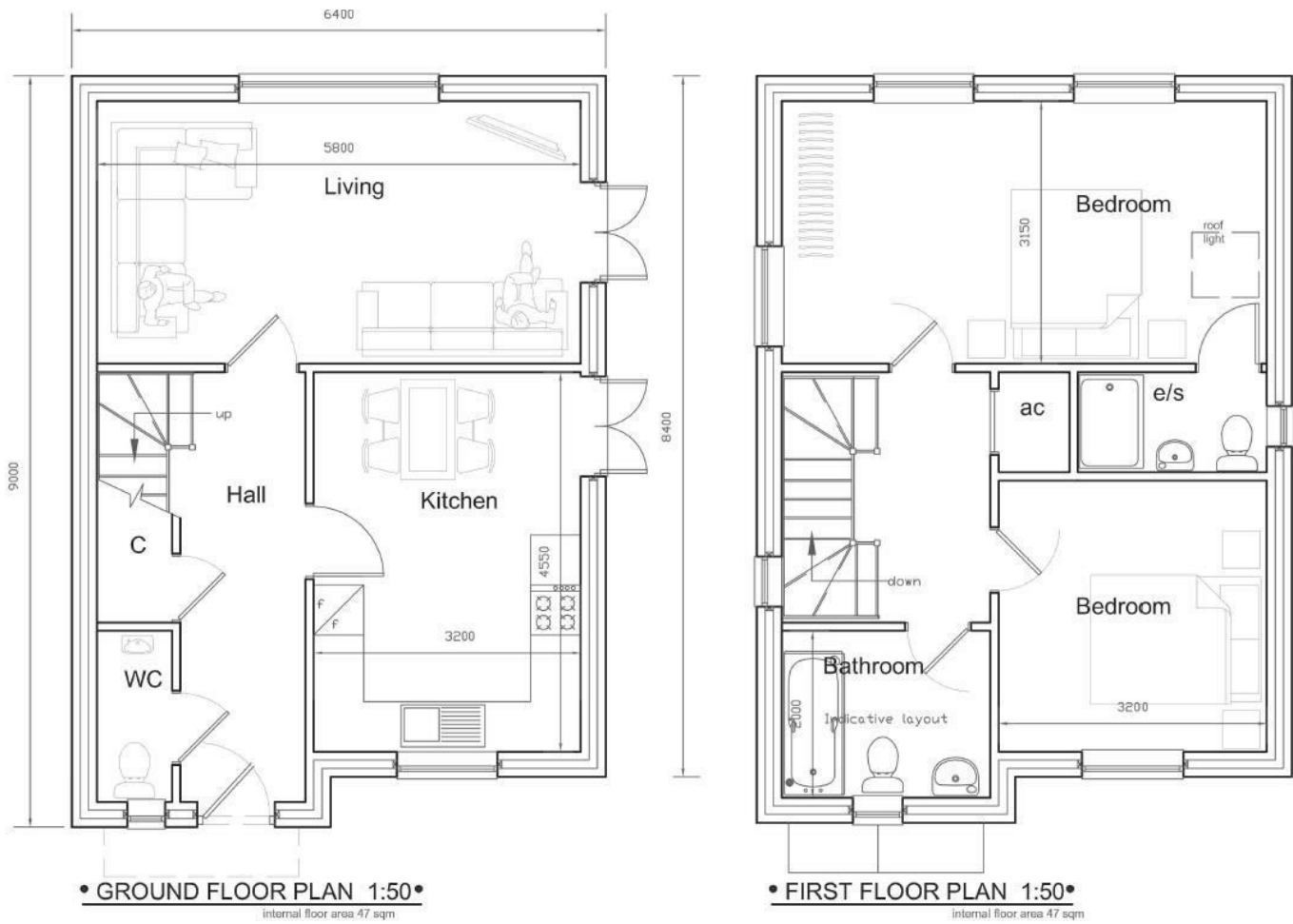
Map



EPC Graphs



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 firms employment has the authority to make or give any representation or warranty in respect of the property.