LAMB & CO

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Inspired by property, driven by passion.









CLACTON ROAD, WEELEY HEATH, CO16 9EF

PRICE £1,500,000

A unique development opportunity comprising approximately 2 acres and located in the desirable 'Weeley Heath' area. The site benefits from full planning permission for 7x luxury new homes with generous sized plots and double garages.

- Development Site
- 2 Acres Approx.
- Full Planning Permission
- GDV In Region of £5.6m
- Desirable Village Location
- Paddock Views to Rear

PLANNING

The site has the benefit of full planning permission.
Reference: 22/00620/FUL

We have seen evidence to demonstrate the above consent and has been implemented and so is extant. A copy of which is available upon request.

VIEWINGS

Viewings available by prior appointment only.

GDV

We estimate a GDV in the region of £5.6m. Our new homes team can provide a full breakdown and advice on specification/marketing upon request.

UNIT SIZES

Plots 1,2,3 & 4 - 261.24 Sq M / 2,812 Sq Ft
Plots 5,6 & 7 - 250.43 Sq M / 2.696 Sq Ft

INDICATIVE DESIGN

Computer generated image, actual material specification subject to change.

AGENTS NOTE

We understand the owner will be retaining a small strip of land to the rear of the site.

ANTI-MONEY LAUNDERING

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

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.