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MAKINS ROAD, HARWICH, CO12 4QD

GUIDE PRICE £375,000

** GUIDE PRICE £375,000 - £400,000 ** Located in the Parkeston area of Harwich, this development site with planning consent for 9x two bed, terraced houses. Conditions have been discharged, including payment of RAMS contributions and foundations have been part dug meaning construction can commence immediately.

- Development Site
- 0.45 Acres
- Works Commenced
- Full Planning for 9x Two Bed Houses
- GDV approx. £2.215m
- Potential Rental Income £108,000 PA

LOCATION

Located in the Parkeston area of Harwich close to the port. Harwich Town Centre, train station and beaches are all approximately 2 miles away. The A120 is less than a mile away offering road access to Colchester in approximately 30 minutes.

PLANNING

Planning reference: 21/01130/FUL

We understand that the planning is now extant as works have commenced.

Pre-commencement conditions have been discharged and RAMS contributions paid (Approx. £26,000)

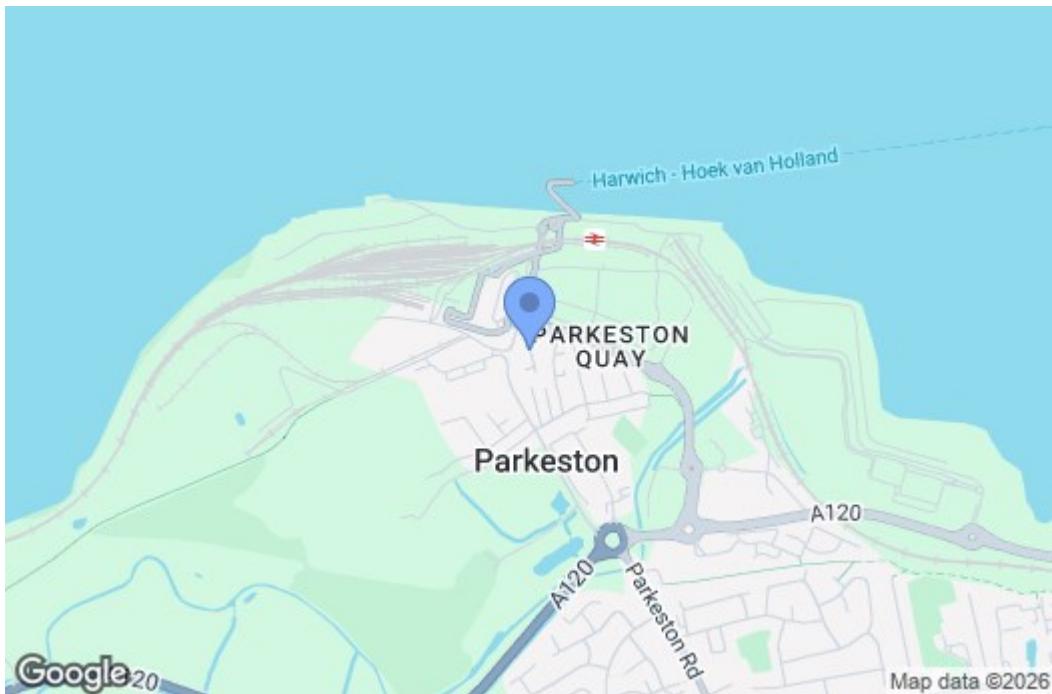
ACCOMMODATION SCHEDULE/GDV

Plot | Type | Description | Sq Ft | Price | Rent PCM

1A	End-terrace house	899	£260,000	£1,000
2 B	Mid-terrace house	900	£250,000	£1,000
3 B	Mid-terrace house	900	£250,000	£1,000
4 B	Mid-terrace house	900	£250,000	£1,000
5 B	Mid-terrace house	900	£250,000	£1,000
6 B	Mid-terrace house	900	£250,000	£1,000
7 B	Mid-terrace house	900	£250,000	£1,000
8 B	Mid-terrace house	900	£250,000	£1,000
9 A	End-terrace house	899	£260,000	£1,000

Total £2,270,000 £9,000

Map

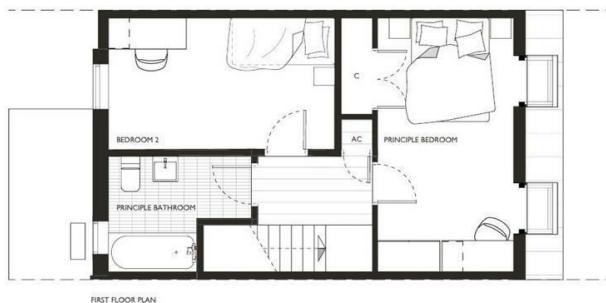
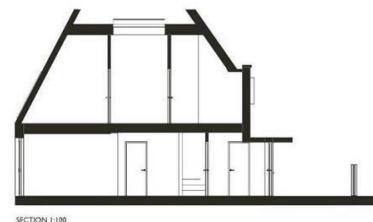
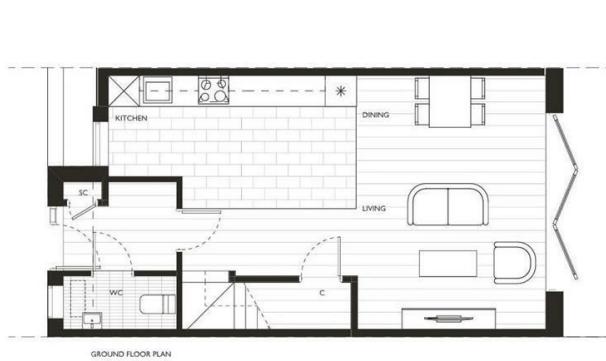


EPC Graphs

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



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