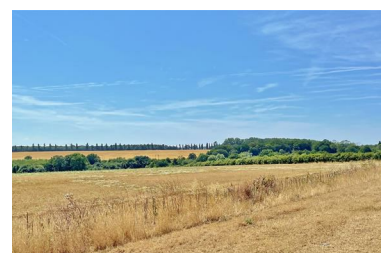




Foulgers Lane Thorpe-le-Soken, CO16 0AD

A fantastic opportunity to acquire approximately 3.3 acres (subject to survey) of level agricultural land situated along the highly sought-after Foulgers Lane on the outskirts of the picturesque village of Thorpe-le-Soken. The land enjoys a peaceful rural setting with attractive views across the surrounding Essex countryside. Well positioned with convenient access, the plot offers privacy while remaining within easy reach of the village's local amenities and transport links. Thorpe-le-Soken is a well-regarded village offering a range of everyday amenities, including shops, pubs, schools and a railway station with direct services towards Colchester and London Liverpool Street, while the nearby coastal towns of Frinton-on-Sea and Walton-on-the-Naze are just a short drive away. This is a rare opportunity to purchase a manageable parcel of countryside in a desirable location, offering excellent potential for purchasers seeking land.

- **Approximately 3.3 Acres (STS)**
- **Level Agricultural Land**
- **Quiet Rural Location**
- **Accessible from Foulgers Lane**
- **Potential for Development (S.T.P.P)**
- **Attractive Countryside Views**
- **Excellent Investment Opportunity**
- **Easy Access to Thorpe-le-Soken Village and Nearby Coastal Towns**

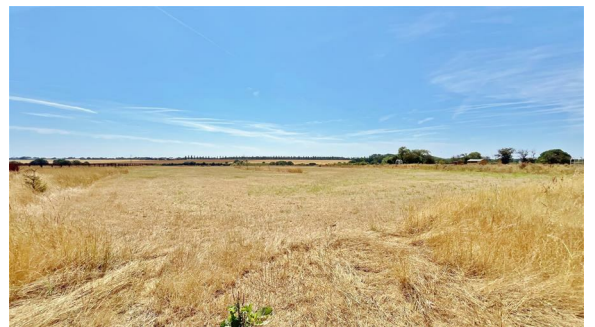


Price £215,000 Freehold

The accommodation comprises approximate room sizes:

Plot

The plot currently has a few storage sheds. Water connected. Backing onto farm land with stunning views.



Views/Road



DH/07.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

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

Agents Note -

Plot size is approx. 3.3 acres. Any building would be subject to planning permission.

Agents Note -

If an offer is accepted under the asking price the seller will put an overage on the land.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further



Selling properties... not promises

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Sheen's
The *Action* Agents

