



BLAKE & THICKBROOM



BUILDING PLOT, POINT CLEAR ROAD,
ST OSYTH, ESSEX, CO16 8JJ
£220,000 (Offers in excess of)

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Rare opportunity to acquire this substantial building plot measuring approximately 150ft x 30ft with detailed planning permission for a three bedroom detached bungalow, Planning Number 23/OO547/FUL. The plot is situated in an established residential location along the popular Point Clear Road and is being sold with an existing detached garage to the base of the plot with its own secondary private driveway access from Dumont Avenue. We understand from the current owner there is already a legal agreement for drainage connection however all other services will need to be connected. Decision notice for the planning permission and detailed plans are available for viewing at our Offices.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout, take the first turning into St Johns Road. Follow St Johns Road proceeding straight across two mini roundabouts and past the Brace of Pistols public house on the left. Proceed across the next mini roundabout and past Pump Hill garage on the right. Take the next left into Clacton Road St Osyth. Proceed through the centre of the village, across the crossroads into Mill Lane. Continue across the lake and into Point Clear Road. Follow Point Clear Road for approx a quarter of a mile and the building plot will be found on the left hand side before reaching the entrance to Dumont Avenue.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * BUILDING PLOT MEASURING APPROXIMATELY 150' x 30' *
- * DETAILED PLANNING PERMISSION FOR THREE BEDROOM DETACHED BUNGALOW 23/00547/FUL *
- * EXISTING GARAGE WITH SECONDARY ACCESS INCLUDED *
- * NEW BUILD BUNGALOW MEASURES APPROXIMATELY 1500 SQ. FT. *
- * DRAINAGE CONNECTION AGREED *
- * OPPORTUNITY TO BUILD YOUR OWN BESPOKE BUNGALOW *
- * SOUGHT AFTER RESIDENTIAL LOCATION *

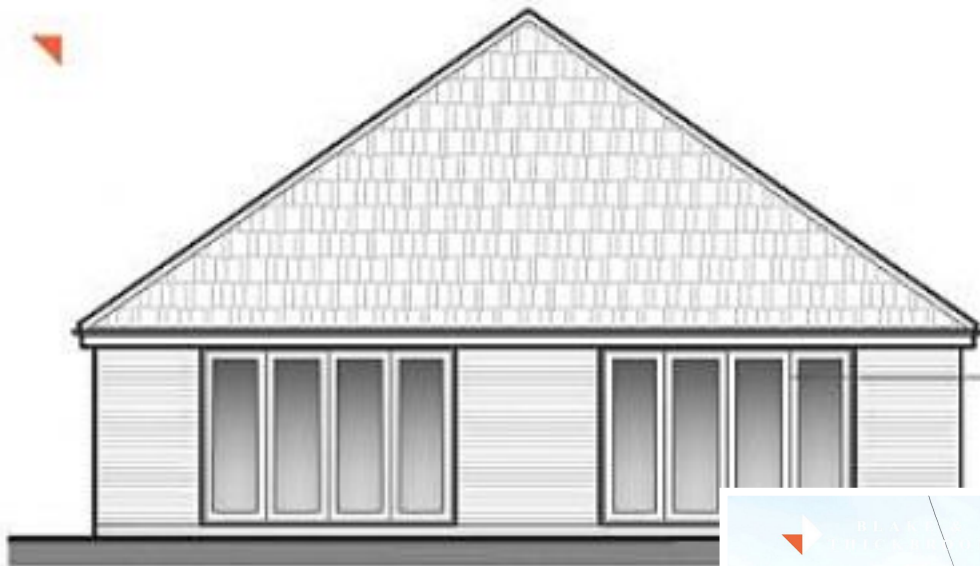
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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax TBA.
EPC Rating N/A.
Services Connected.
Electricity - No.
Gas - No.
Water - No.
Sewerage type - will be Mains.
Telephone & Broadband coverage - Unknown due to being a building plot. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this postcode.
Any additional property charges - No.
Non standard property features to note - None.



REAR (SOUTH) ELEVATION

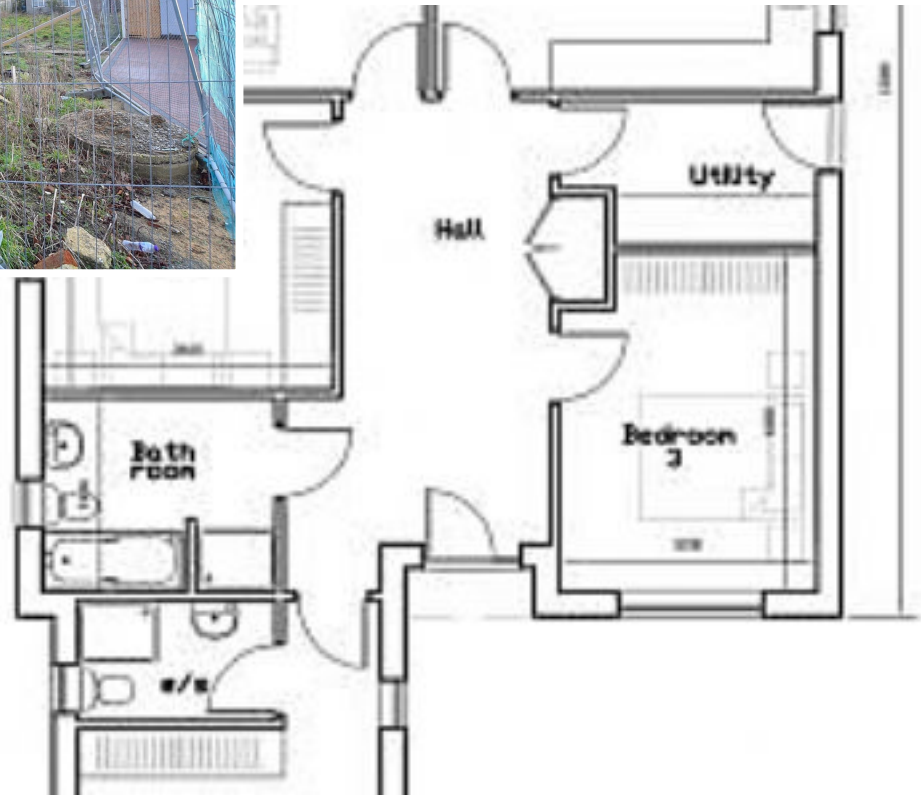
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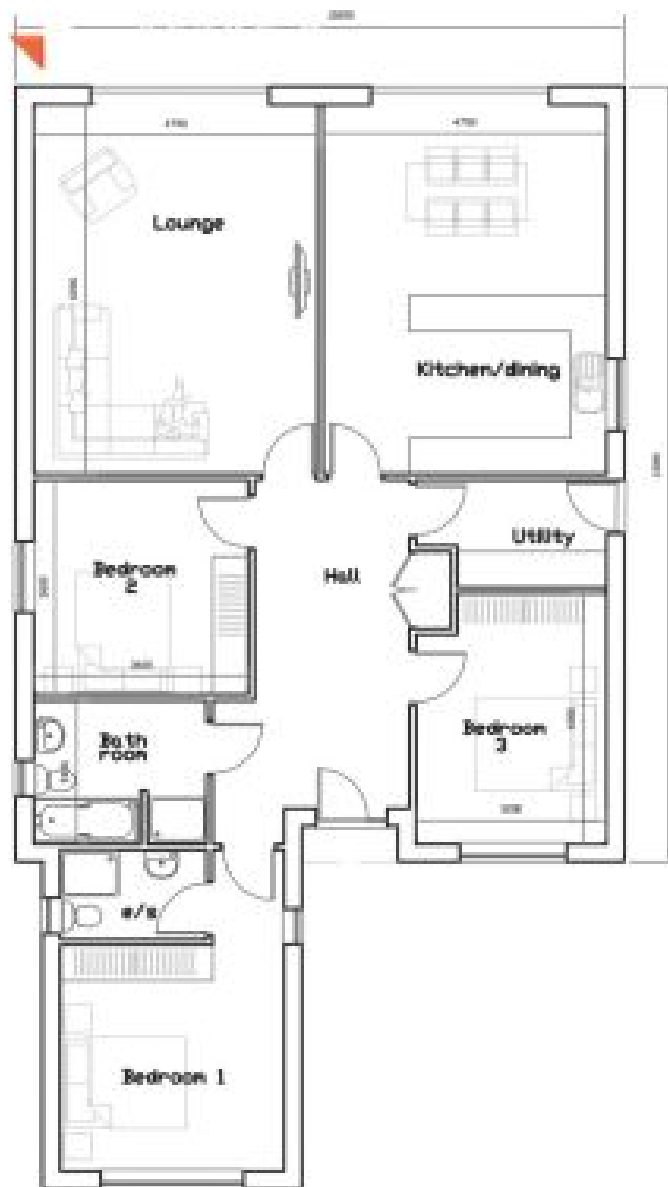


N 1:100



FRONT ELEVATION 1:100





GROUND FLOOR PLAN 1:100
Internal habitable
floor area 139 sqm