



PLOT OF LAND, ST MARYS ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 3LT  
£65,000 (Guide Price)

**DESCRIPTION:**

Plot of land with detailed planning permission for the construction of a three bedroom detached house with parking being situated in an established road on the outskirts of town centre. Planning permission number 25/00095/FUL. Detailed plans and decision notice available at Blake & Thickbroom Offices. The current owner has agreed for the connection to an existing drainage system however prospective purchasers will be responsible for all new boundary fences. Both parties will be responsible for their own solicitors' fees.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, straight across the first roundabout into Old Road. Proceed along Old Road for approximately a quarter of a mile, turning left at the next roundabout at Magdalen Green Post Office into Coppins Road, turn immediately right into Magdalen Road, right into St Marys Road and the building plot will be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* BUILDING PLOT DETAILED PLANNING FOR DETACHED HOUSE \*

\* PLANNING NUMBER 25/00095/FUL \*

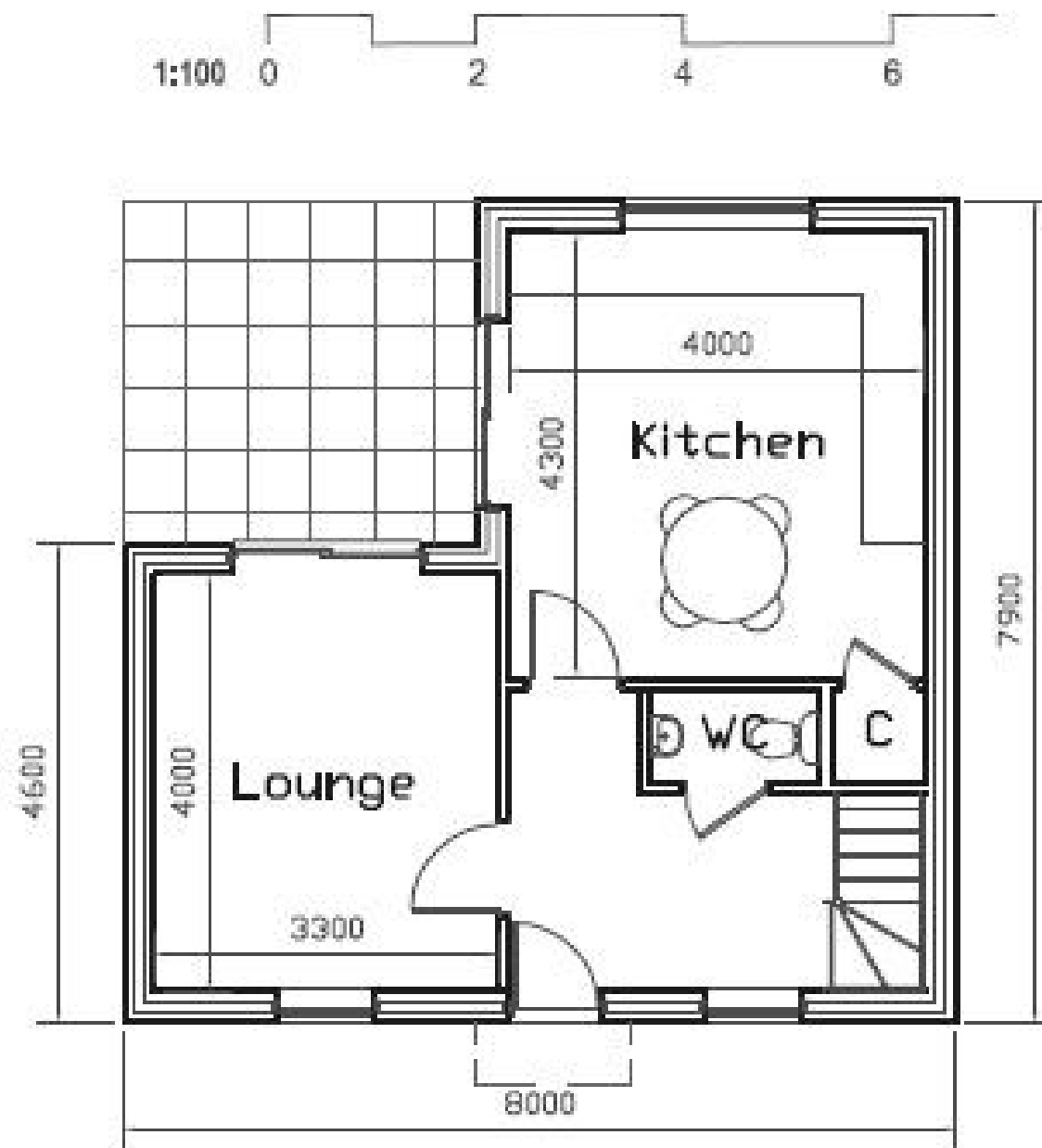
\* TOWN OUTSKIRTS \*

\* WALKING DISTANCE OF RAILWAY STATION AND TOWN CENTRE \*

\* DETAILED PLANS AVAILABLE \* SOLE AGENTS \*

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• GROUND FLOOR PLAN 1:100 •