

# FOR SALE

Frinton Road, Thorpe-le-Soken, CO16 0JD  
Land with planning for 49 houses



OFFERS INVITED

MAY SELL PARCELS SEPARATELY

- Outline consent granted for 49 houses
- Site area approximately 5 hectares/12.5 acres
- Scope to increase density with further land available for development (STP)



# Land at Frinton Road

## Location

The property is located on the southern side of Frinton Road to the east of Thorpe-le-Soken centre, within easy walking distance of local facilities. Thorpe-le-Soken has the benefit of a mainline rail station with trains running into London Liverpool Street (approximately 1 hour 15 minutes) on the Greater Anglia service. The land is located immediately to the north of The Lifehouse Spa and Hotel. More regional shopping is available at Colchester and Clacton-on-Sea, with well-known tourist destinations Walton-on-the Naze and Frinton-on-Sea within easy reach.

## Description

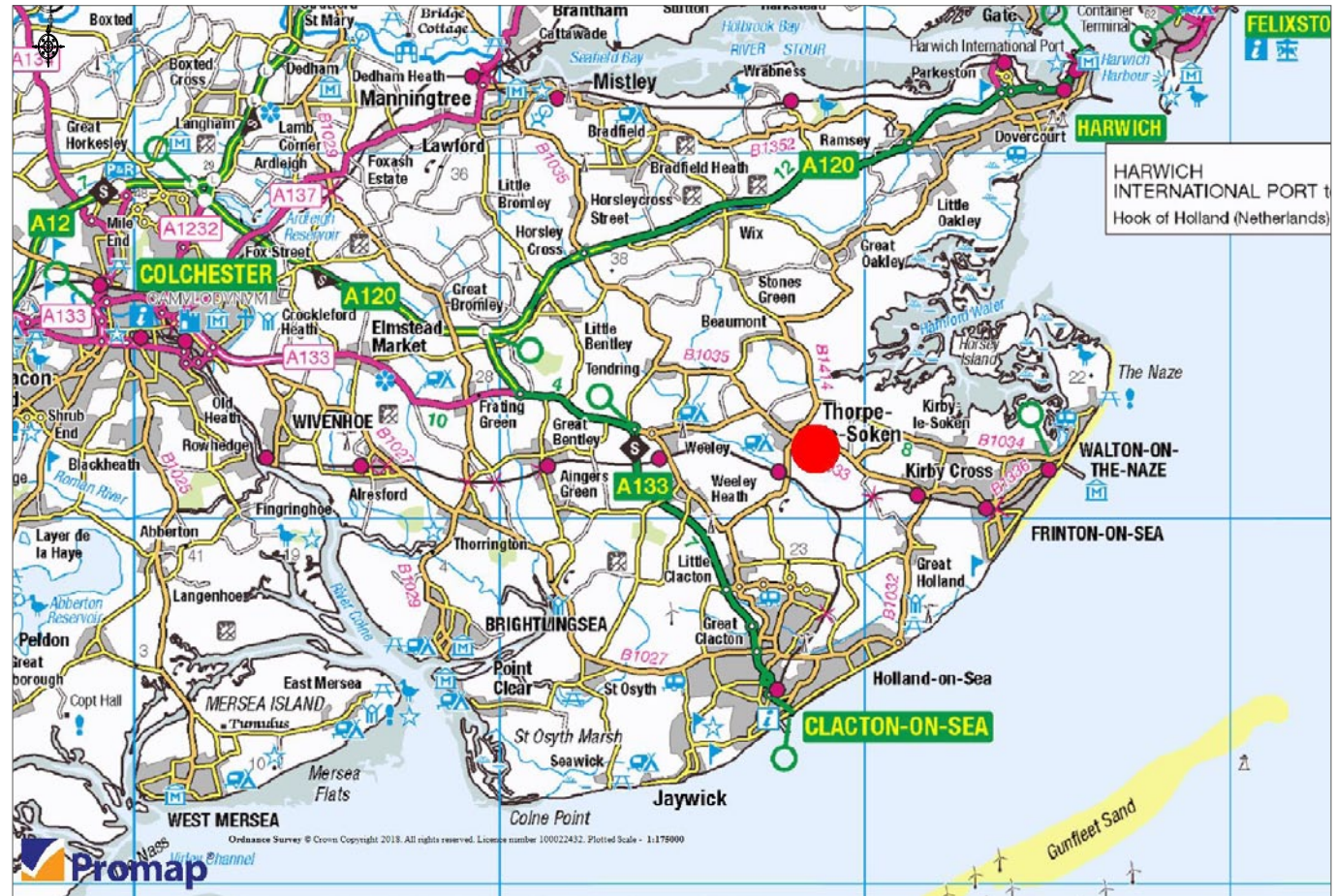
The land is split into three parcels fronting onto Frinton Road. Each parcel is laid to grass with shrub borders. Outline planning consent has been granted for the construction of up to 49 houses on the land together with access roads.

Our client also owns additional land within the immediate area (circa 85+ acres) which could be included within the sale of the property.

## Planning

Outline planning consent for the construction of up to 49 houses together with access roads was granted on appeal under Planning Reference 16/00838/OUT (Tendring Council). The Section 106 agreement relating to the site provides for 25% affordable housing. The Section 106 allows for further contributions to be payable (education and off-site open space). A copy of the S106 Agreement is on the data-room or upon request from the agent.

Subject to planning consent being granted, there may be scope to increase density on the subject parcels of land, in addition to potential future development on nearby land owned by our client. The additional land may be available to purchase as part of any deal. Further information is available upon request.





# Land at Frinton Road

## Site Area

We have measured the land by digital mapping and understand the parcels extend to the following approximate areas:

Western Plot (30 houses): 6.680 acres/2.703 hectares

Middle Plot (14 houses): 4.011 acres/1.623 hectares

Eastern Plot (5 houses): 1.454 acres/0.589 hectares

Our client owns additional land in (circa 85 acres) the immediate area which may be available and included as part of any sale of the subject site - further details can be provided upon request.

## Data Room

A data room has been set up containing all relevant information including a full suite of technical reports and planning documents (plus limited information relating to additional land that may be available).

Interested parties can register at [www.frintonroad.co.uk](http://www.frintonroad.co.uk).

## TENURE

The property is available to be purchased freehold with vacant possession.

## Nature Of Sale

Unconditional.

Our client is prepared to consider various structures in respect of additional land that may be available.

## Guide Price

Offers invited.

## VAT

VAT will not be charged on the sale price.





# Land at Frinton Road

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings

The land is open to view without appointment although the selling agent should be notified before you attend site. Should you attend the site unaccompanied, please show respect and courtesy to adjacent properties.

## Customer Protection Regulations

It is recommended that all applicants seek independent professional advice in relation to acquisition of this site/property. Further information is available from the useful links page on our website.

## Contact

All enquiries to be directed via the sole agent Kemsley LLP:

Mike Lawrence: 0207 422 6350

Email: [mike.lawrence@kemsley.com](mailto:mike.lawrence@kemsley.com)

Scott Luttman: 01245 358800

Email: [scott.luttman@kemsley.com](mailto:scott.luttman@kemsley.com)

Note: All boundaries shown are indicative and for guidance only.

Reference: AL0712



All parcels



Western Plot



Middle Plot



Middle & Eastern Plots