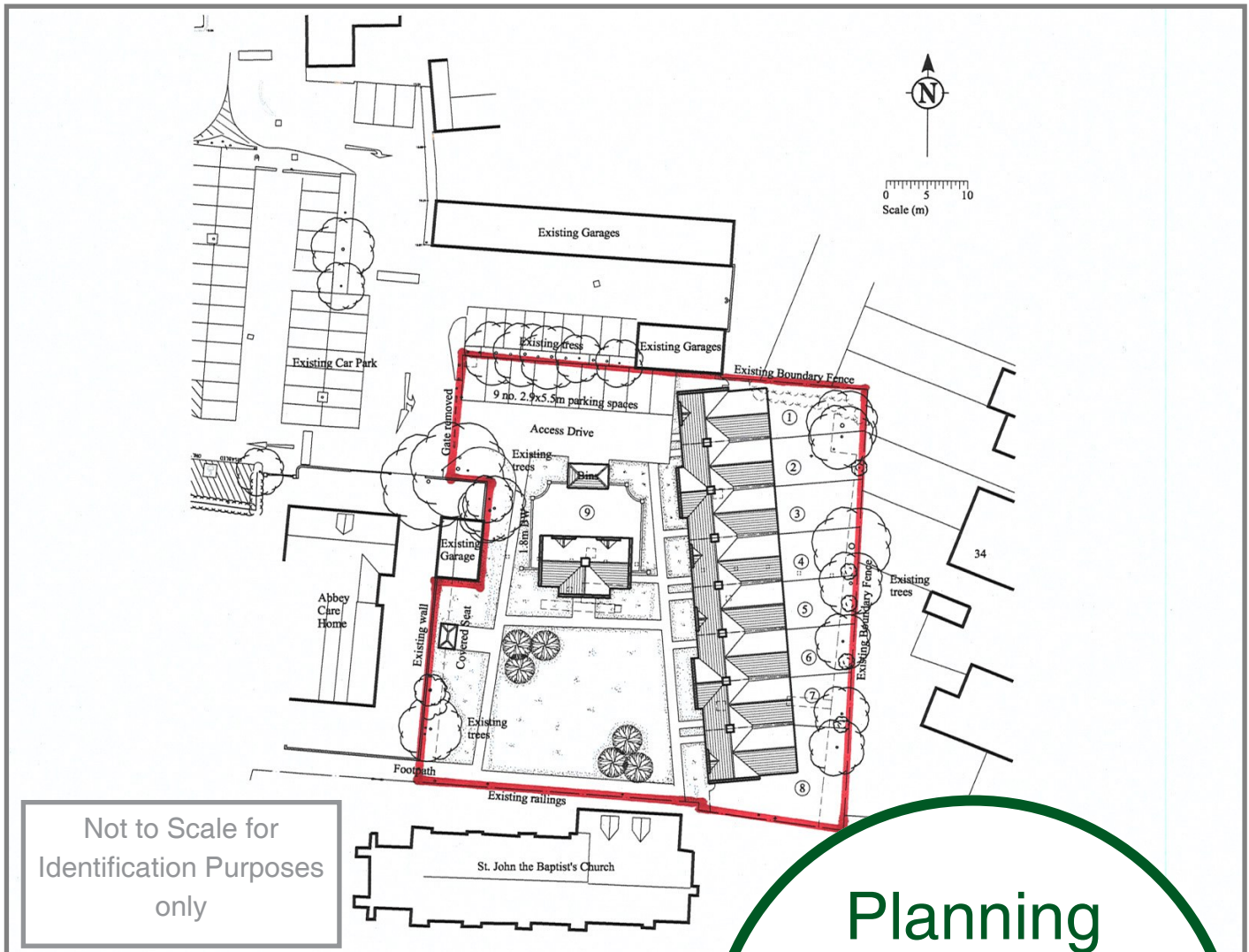


## Residential Development Site off Ravensdale, Great Clacton CO15 4QH



Planning  
consent for 9  
single storey  
2 bedroom  
units

### Site of approximately 0.5 acres offered for sale freehold

- OIEO £450,000 invited for the Freehold interest
- Planning consent for the erection of 9 single storey dwellings with associated car parking
- Comprehensive range of neighbourhood facilities within close proximity

# Details

## Location

The site is situated immediately to the south of St John the Baptist's Church on St Johns Road (B1027) with vehicular access via Ravensdale to the north.

The site is conveniently situated approximately 1.4 miles from Clacton town centre, 1 mile from the mainline railway station, 0.8 miles from the Tesco superstore on the Brook Retail Park and just ½ a mile from the recently constructed Asda superstore on Oxford Road. In addition there is a comprehensive range of neighbourhood shopping facilities nearby.

Clacton on Sea, with a population of some 53,000, is the largest town on the Tendring Peninsular and benefits from both a blue flag beach and the seafront public gardens have been awarded a green flag.

## Description

Comprising a vacant level tarmac site of approximately 0.5 acres which was previously used as a shopper's overflow car park.

## Planning

Planning consent was granted on the 22nd December 2017 under Planning Application No: 17/01708/FUL for the construction of 9 alms-house type, 2 bedroom single storey dwellings together with associated car parking and landscaping.

The planning consent provides for a terrace of 8 units each with courtyard gardens together with a detached dwelling.

Occupation of the dwellings is to be limited to persons over the age of 60 and prior to the development commencing archaeological investigations are to be undertaken in a prescribed manner by a professional team of archaeologists.

More detailed planning information can be downloaded from Tendring District Council's planning portal.

## Services

Interested parties are to make their own enquiries as to the availability of mains services.

## Terms

The property is offered for sale freehold, with vacant possession upon completion, at offers in excess of £450,000 subject to contract

## VAT

The property is not elected to VAT and therefore VAT will not be charged on the purchase price.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

**01206 216 565**

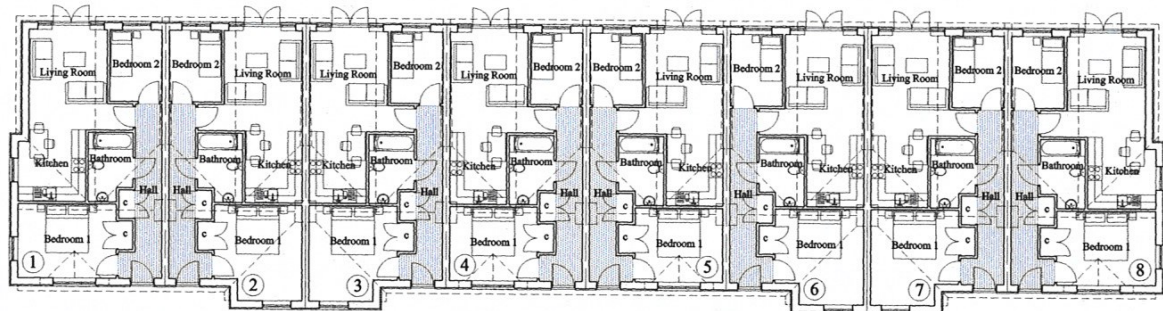
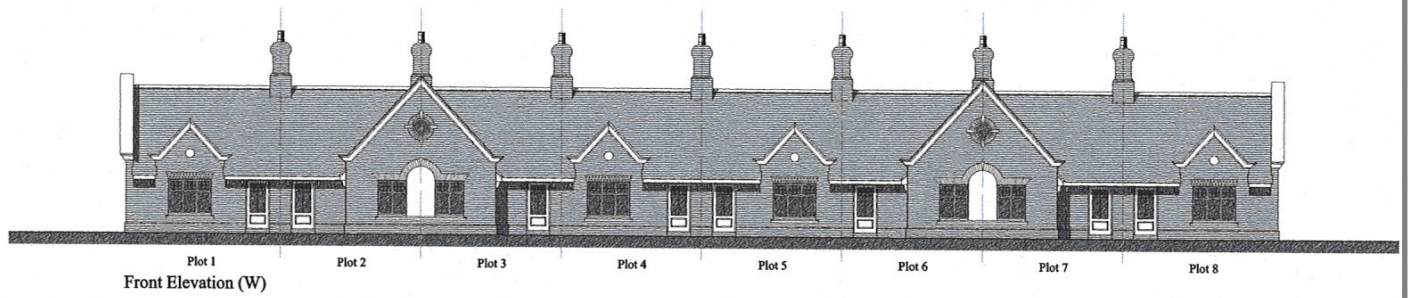
**fennwright.co.uk**

## Contact:

Steven Donnelly E. [smd@fennwright.co.uk](mailto:smd@fennwright.co.uk) T. 01206 216557

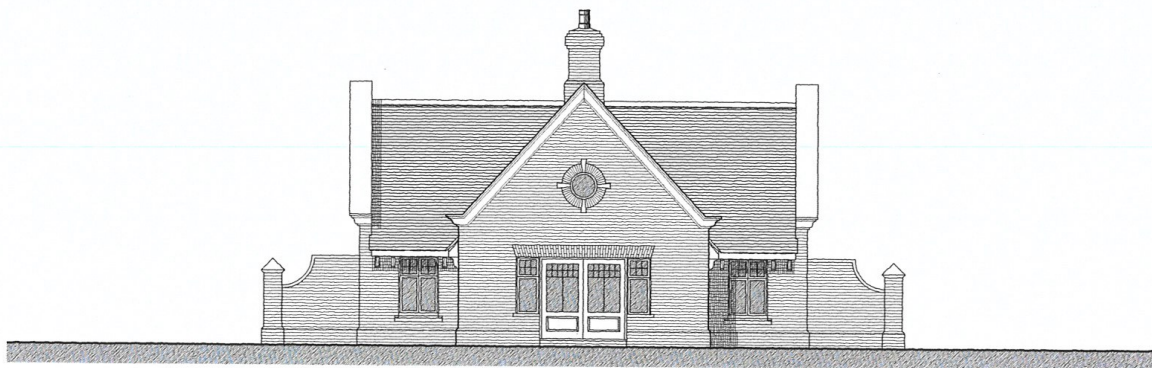




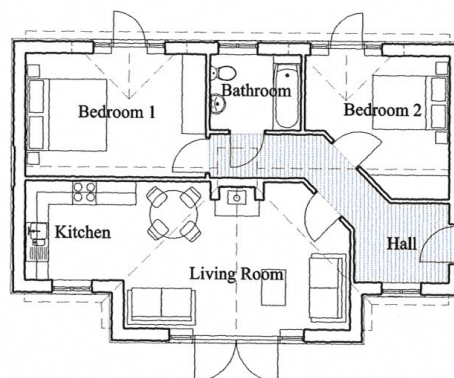


Ground Floor Plan  
Plots 1 - 8

0 1 2 3 4 5  
Scale (m)



Front Elevation (S)



Ground Floor Plan  
Plot 9

0 1 2 3 4 5  
Scale (m)

Plans not to scale for identification  
purposes only





**ST JOHN THE BAPTIST CHURCH**



**ANYTIME FITNESS, NORTH ROAD**



**MCCOLLS, NORTH ROAD**



**BOOTS PHARMACY, NORTH ROAD**

For further information

**01206 216 565**

**fennwright.co.uk**

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- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
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- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

