

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Swan Lane, Essex  
Asking Price £650,000



## Prime Development Opportunity – Dual Address Lot with Significant Potential

Cowling & Payne are delighted to present this detached property with a unique opportunity for development. Currently the property is being utilised as two self-contained 3 bedroom flats. It has rich potential to be revamped into a large six-bedroom house or to construct two semi-detached properties (STPP). The development potential doesn't stop there; previously, it had secured planning permission for these prospects.

The property houses two kitchens, making it well-suited for multi-familial living or rental incomes. Given its existing use as two flats, there are also two reception rooms, providing plenty of communal space for residents or guests. In addition, it features six bedrooms, offering flexibility and comfort for either large families or potential tenants. Accompanying these bedrooms are two bathrooms, facilitating convenience and easy routines within the property.

Do seize this opportunity, and you could mould this already substantial property into a dream home project or realise its investment potential. Given the wealth of opportunities it offers, this detached property is entirely worthy of consideration.

Significantly, the property has potential in spades, and it is now seeking a visionary who can unlock its true potential. Can that be you? It's a opportunity worthy of exploration, which can either be a magnificent family residence or a prosperous investment project.

Please note internals are of the upper floor apartment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

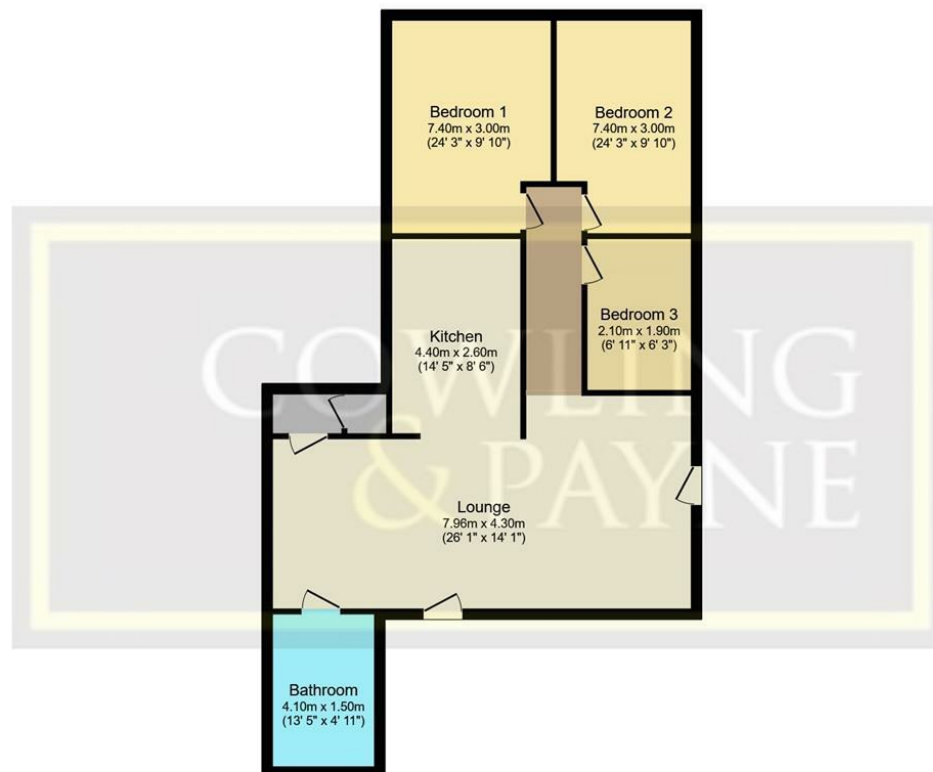
### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Once completed, along with other necessary documentation requested the property will be advertised as STC.

### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.



### Floor Plan

Floor area 88.4 sq.m. (952 sq.ft.)

Total floor area: 88.4 sq.m. (952 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



