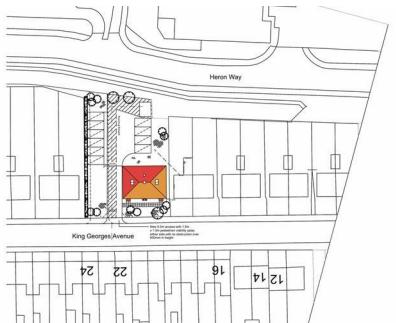




LAMB & CO

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Inspired by property, driven by passion.



KING GEORGES AVENUE, HARWICH, CO12 4AE

PRICE £259,500

A chance to acquire this Freehold development site with full planning for five self contained flats with parking. Pre-commencement Conditions have been discharged. The site is located in Dovercourt, Harwich close to Asda Supermarket and the Town Centre.

- Full Planning for 5x flats
- Clear Site
- GDV Circa £850,000
- 0.27 Acres
- Potential Rental Yield of £49,200 PA
- Total GIA 3,650 Sq Ft

THE SITE

A clear site of 0.27 acres located on King Georges Avenue, Harwich. Comprising 4x 2 bedroom flats at ground and first floor and 1x 1 bedroom flat to second floor. All flats benefit from 2 parking spaces and communal garden.

PLANNING

Full planning approval under reference:
22/01694/FUL

We are advised that pre-commencement conditions have been discharged.

A full copy of plans available upon request.

GDV

Flat 1 - 2 bedroom ground floor flat - £175,000
Flat 2 - 2 bedroom ground floor flat - £175,000
Flat 3 - 2 bedroom first floor flat - £175,000
Flat 4 - 2 bedroom first floor flat - £175,000
Flat 5 - 1 bedroom second floor flat - £150,000

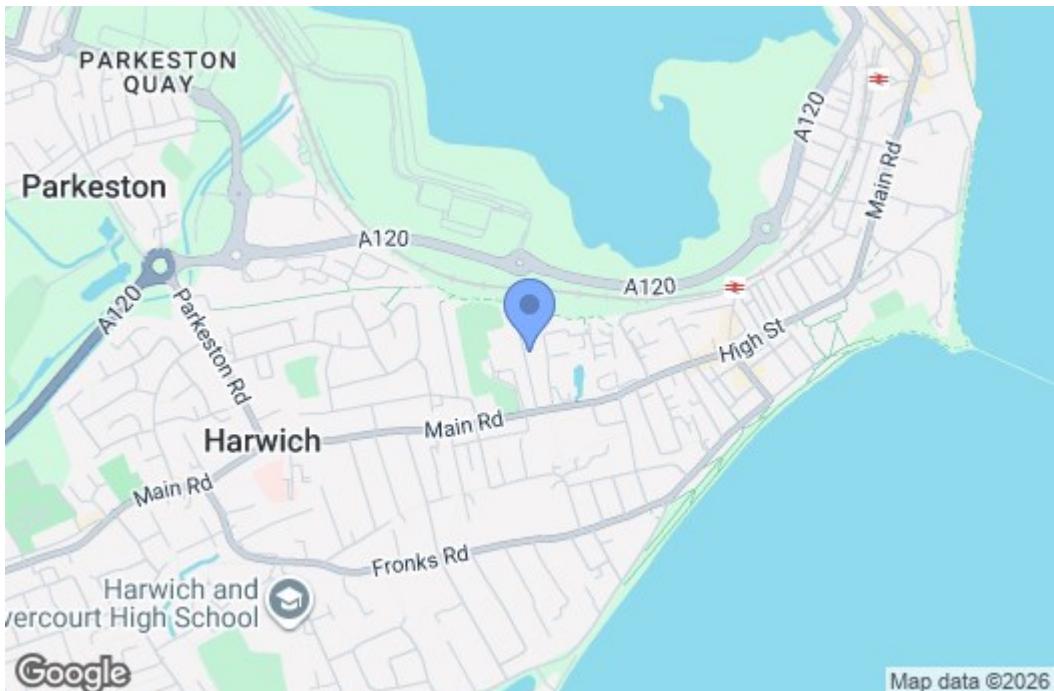
Total - £850,000

RENT

Flats 1-4 - £850 pcm
Flat 5 - £700 pcm

total - £4,100 PCM / £49,200 PA

Map

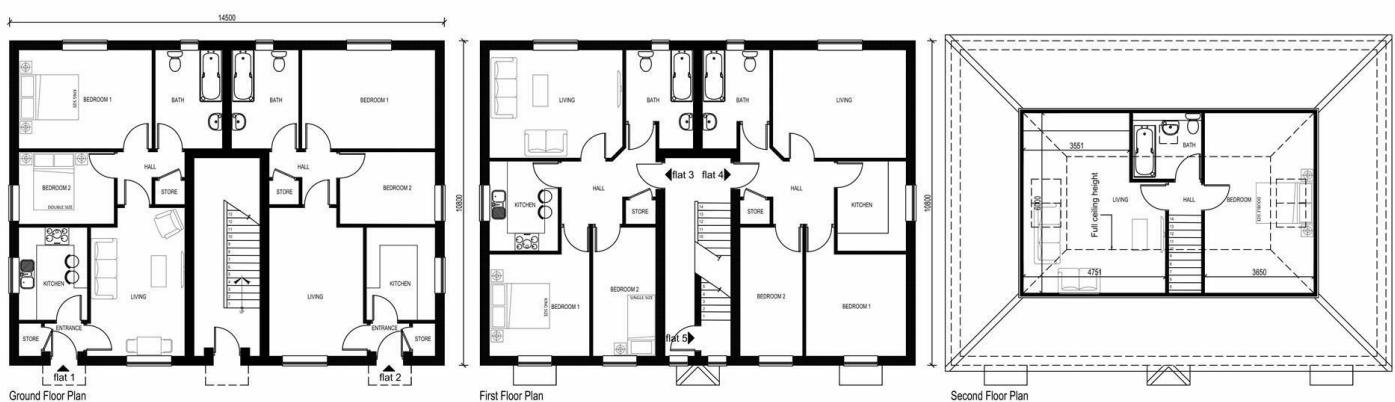


EPC Graphs

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.