



LAMB & CO

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Inspired by **property**, driven by **passion**.



JAYWICK LANE, CLACTON-ON-SEA, CO16 8BG

OFFERS IN EXCESS OF £1,000,000

A unique opportunity to purchase this trading public house which is currently let at £24,000 PA on a plot of approximately 1.02 acres, with the benefit of outline planning permission for 9x three bedroom houses on the land surrounding. We estimate GDV of the new development to be in the region of £2,775,000 (excluding retained pub).

- Public House + Development Land
- GDV - £2.775m + Pub
- 1.02 Acres
- Rental Income of £24,000 PA
- Outline Planning for 9x 3 Bed Houses
- EPC B

PLANNING

Reference: 24/00440/OUT - Outline Planning Application (all matters reserved) - nine new dwellings.

The scheme permits the squash courts to the rear of the pub to be demolished and the development of 6x 3 bedroom semi-detached houses and 3x 3 bedroom detached houses with 2 parking spaces each.

Approved: 7/11/2024

A full copy of the plans are available upon request.

PREMISES

The Wick Lodge is a long established public house with the benefit of three bedroom accommodation over. Currently let at £24,000 PA (overholding - expired June 2025) and sold with Tenant in situ.

GDV

Plot Description	Parking	Sq Ft	Price	£SF
1 3 bed detached house	2 spaces	940	£325,000.00	£345.74
2 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
3 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
4 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
5 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
6 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
7 3 bed semi-detached house	2 spaces	940	£300,000.00	£319.15
8 3 bed detached house	2 spaces	940	£325,000.00	£345.74
9 3 bed detached house	2 spaces	940	£325,000.00	£345.74

Total GDV - £2,775,000 excluding pub

BUSINESS RATES

The property appears in the VOA rating list with a

Rateable Value of £18,000 giving rates payable of approximately £8,982 per annum excluding any applicable rate relief. The liability is currently the responsibility of the Tenant.

This may be subject to revaluation following the demolition of part.

COUNCIL TAX

Council Tax Band - B

EPC

Energy Rating - B (44)

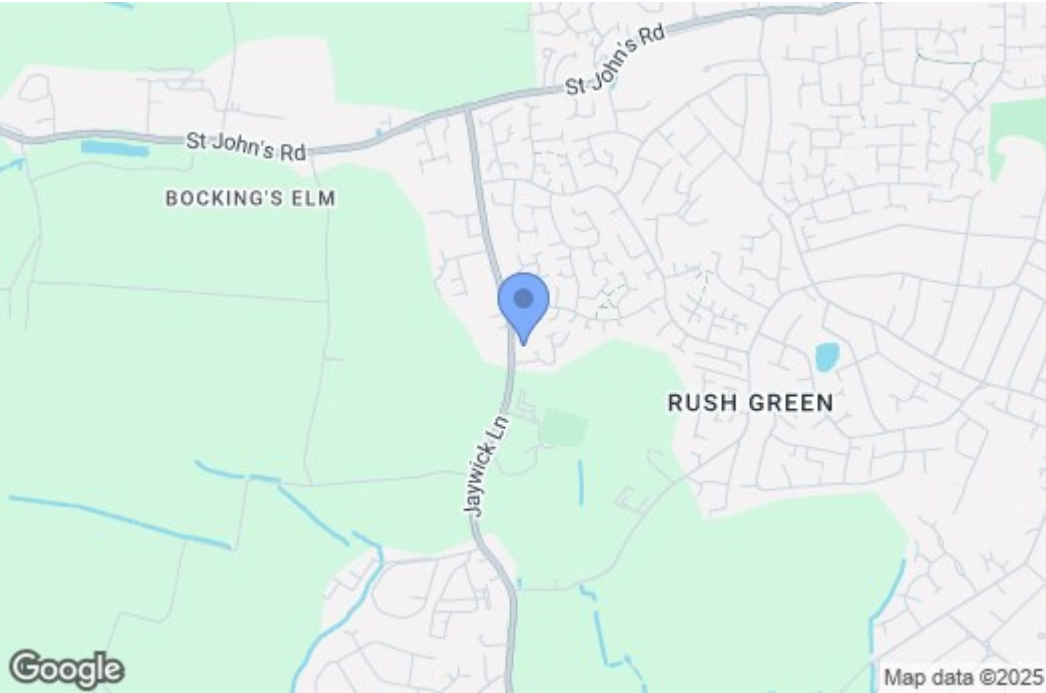
AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

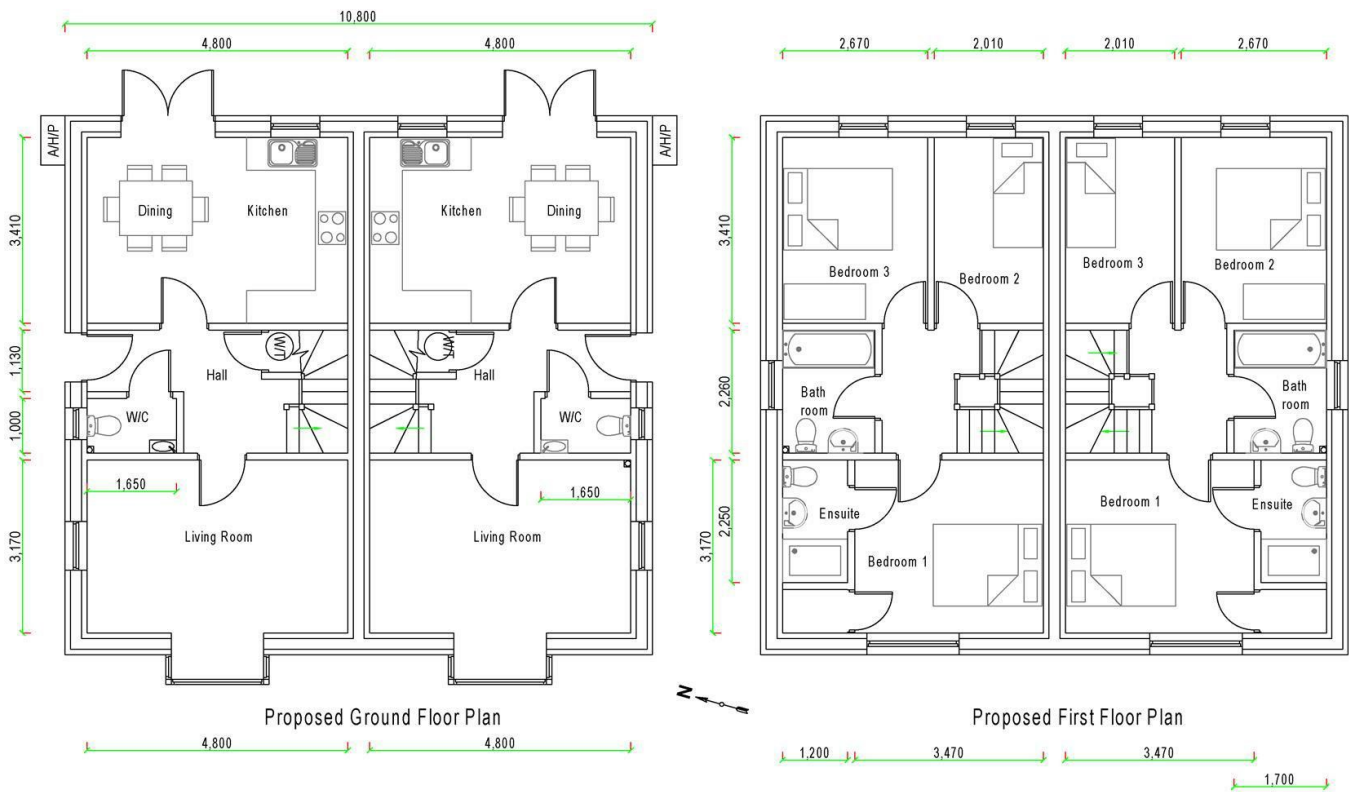
Map



EPC Graphs



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 firms employment has the authority to make or give any representation or warranty in respect of the property.