

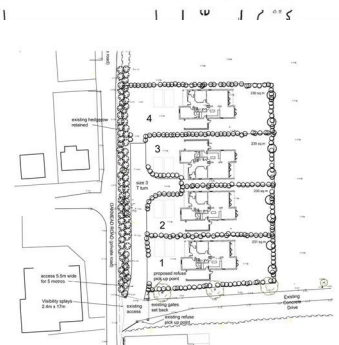


on from Oakmead Road 1:200



FRONT (1:100 @ A2)

REAR



OAKMEAD ROAD, ST OSYTH, CO16 8NW

PRICE £400,000

A rare opportunity to acquire this development site of approximately 2.9 acres located in the village of Point Clear and benefiting from views toward Brightlingsea Creek. The site benefits from extant planning permission for four detached houses on part of the site. We anticipate a GDV in the region of £2.4m.

- Development Site
- Full Planning Permission
- S106 Contributions Paid
- Approx. 2.9 Acres
- 4x Detached Houses
- GDV - £2.4m
- Point Clear
- Distant Creek Views
- Additional Land Available By Separate Negotiation

THE SITE

A site of approximately 2.9 acres mainly laid to grass and enclosed by hedgerow to front. Title number: EX141816

PLANNING

Planning was originally obtained under reference 19/00610/FUL. An application to vary the design was later approved under 22/01483/VOC. We have received confirmation from Tendring District Council that the development commenced in 2023 and the permission is extant.

A copy of plans and associated documents can be made available upon request.

THE SCHEME

A development of 4x five bedroom detached houses with garages (approx. 2,400 Sq Ft), served by a new private road. We anticipate finished units to achieve in the region of £550,000 each giving a projected GDV of £2.4m.

S106

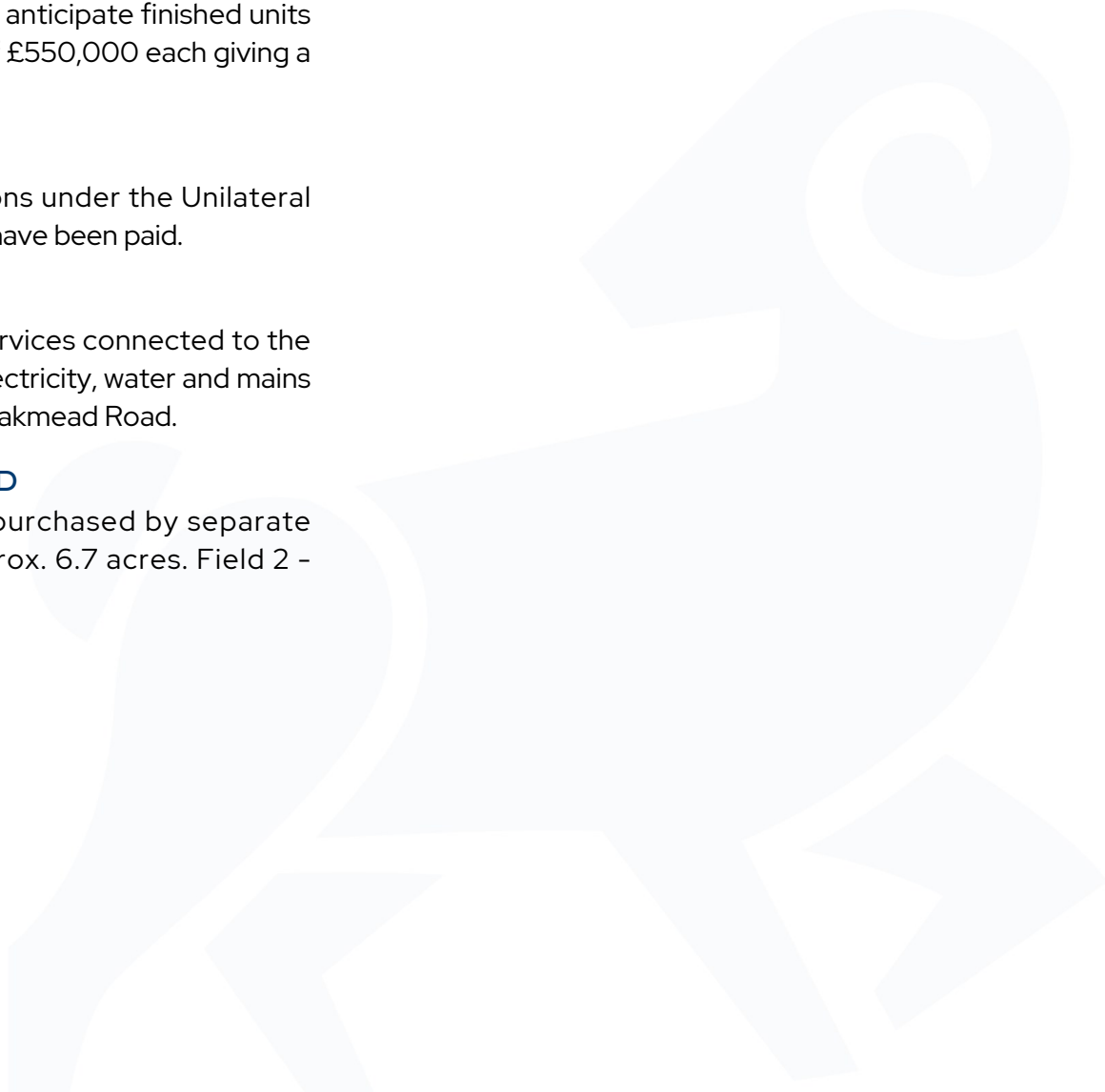
The required contributions under the Unilateral Undertaking of £11,714.66 have been paid.

SERVICES

There are currently no services connected to the site but we understand electricity, water and mains drainage are available in Oakmead Road.

ADDITIONAL LAND


Additional land can be purchased by separate negotiation. Field 1 - approx. 6.7 acres. Field 2 - approx. 10.05 acres.




Map

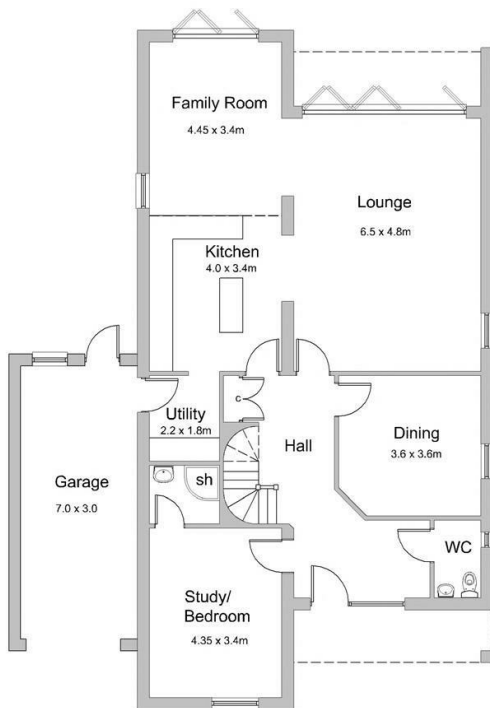


EPC Graphs

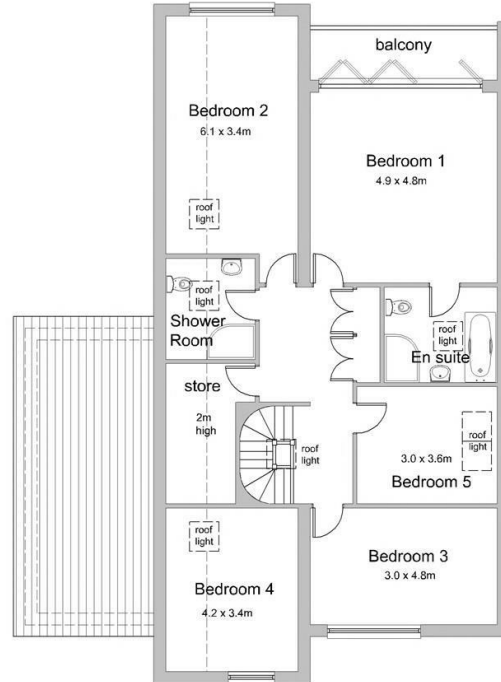
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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.