LAMB & CO

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Inspired by property, driven by passion.

on from Oakmead Road 1:200

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 £2.2m.

- Development Site
- Approx. 2.9 Acres
- Point Clear
- Full Planning Permission
- 4x Detached Houses
- Distant Creek Views
- S106 Contributions Paid
- GDV - £2.2m
- 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, served by a new private road. We anticipate finished units to achieve in the region of £550,000 each giving a projected GDV of £2.2m.

S106

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

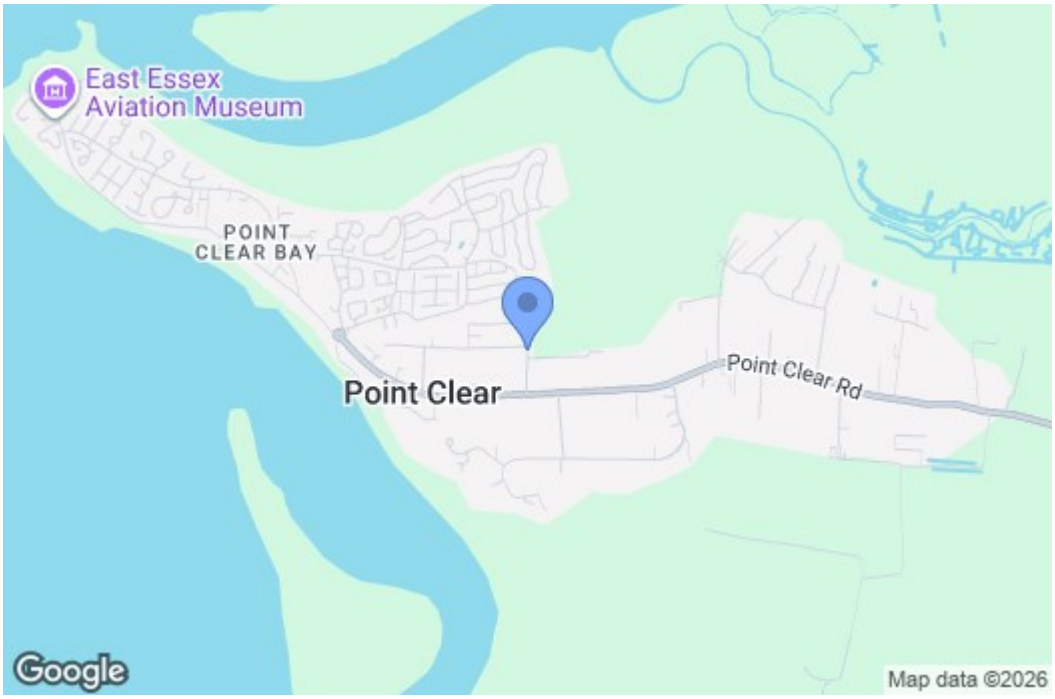
SERVICES

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

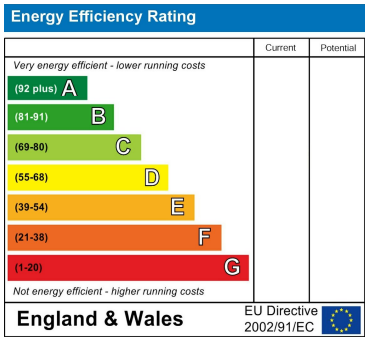
ADDITIONAL LAND

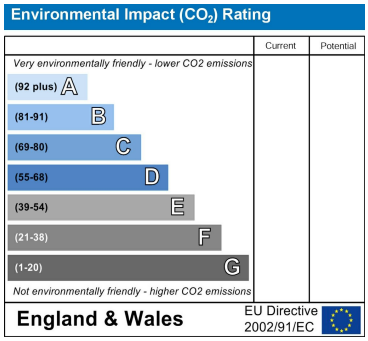
Additional land can be purchased by separate negotiation. Field - approx. 6.7 acres. Field 2 - approx. 10.05 acres.

Map

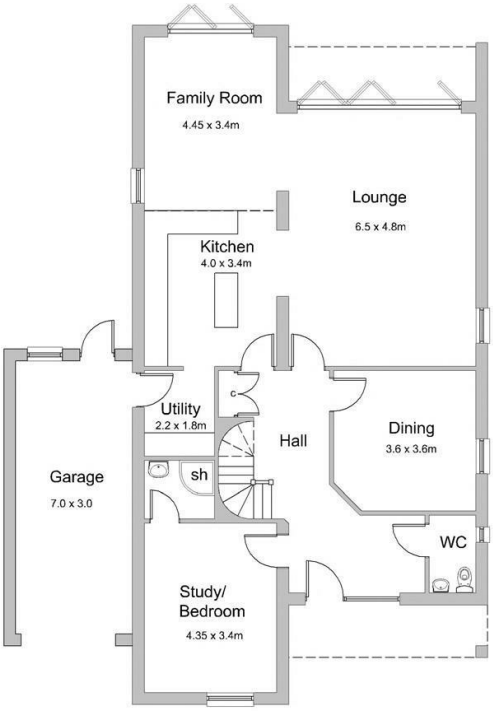


EPC Graphs

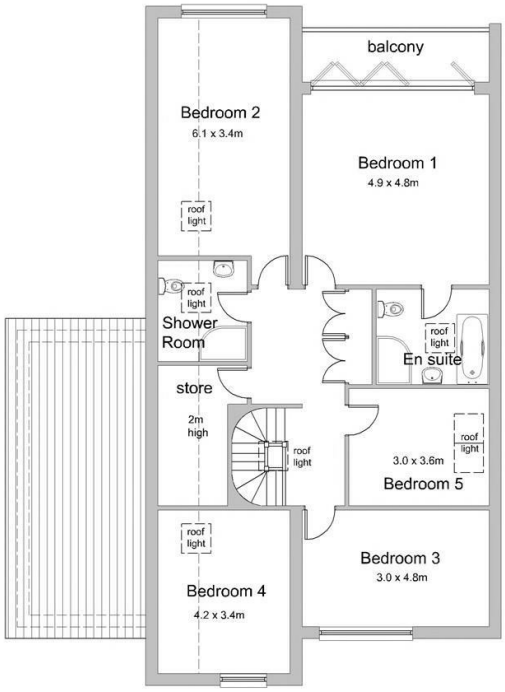




Floorplan



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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