LAMB & CO

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Inspired by property, driven by passion.









NORTH WALL, ST OSYTH, CO16 8NJ

PRICE £70,000

A rare opportunity to acquire a building plot in an elevated position on Point Clear Bay affording breathtaking views over Brightlingsea Creek. First time on the market since 1958.

- Building Plot
- Two Bedroom House
- Planning Ref: 21/00740/LUEX
- GDV Estimated at £325,000
- Stunning Views
- Point Clear Bay

DESCRIPTION

A unique building plot with consent for a two bedroom detached house. The plot measures approximately 50' wide x 113ft deep, circa 0.1 acres in total. The land is split into 3 parcels across two titles of which both are included in the sale.

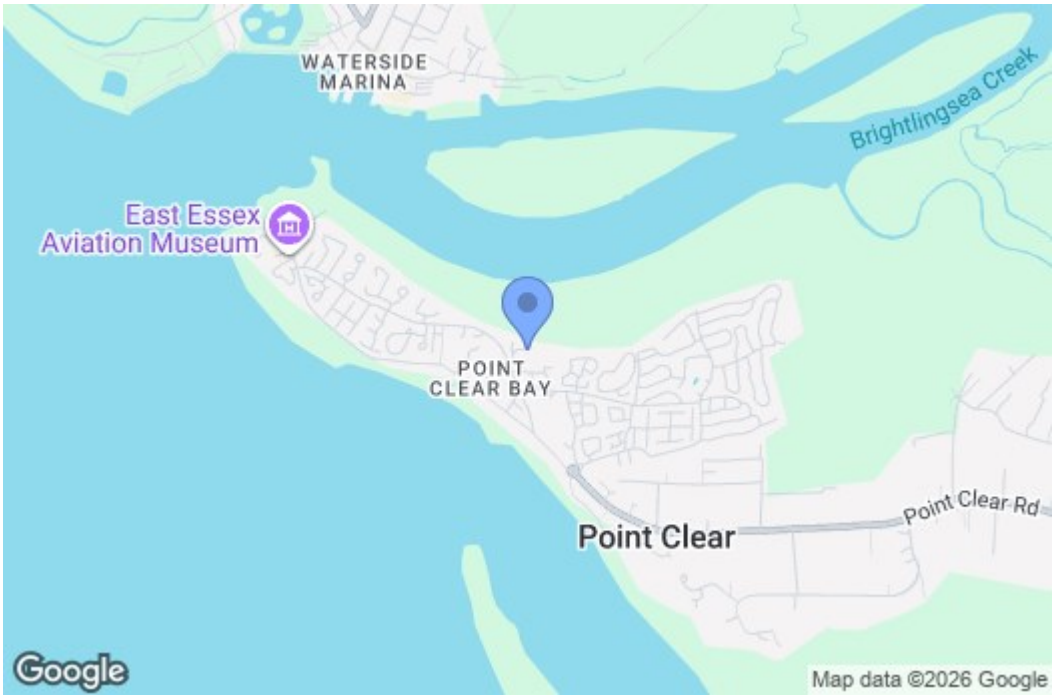
LOCATION

Located in a secluded spot on Point Clear Bay with views over salt marshes and over Brightlingsea Creek and towards Brightlingsea Harbour and views west across the Bay estate towards Mersey Island. 10 minute walk along the sea wall to the sandy beach and ferry boat to Brightlingsea. Pleasant coastal walks in the immediate vicinity with the local scenery home to an abundance of wildlife. The bay offers a range of local amenities with additional facilities available in the historic village of St Osyth approximately 2.5 miles away. The city of Colchester offers a wider selection of amenities and lies approximately 14 miles North.

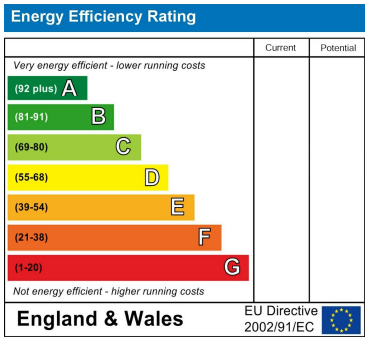
PLANNING

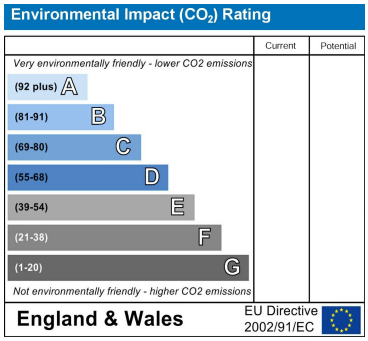
Lawful Development Certificate granted in 2021 for the commencement of planning permission TEN/97/1533 for the Demolition of existing house and the construction of a new detached house. Further information available via Tendring District Council's planning portal using reference - 21/00740/LUEX. Alternatively documentation can be provided by email upon request.

Map

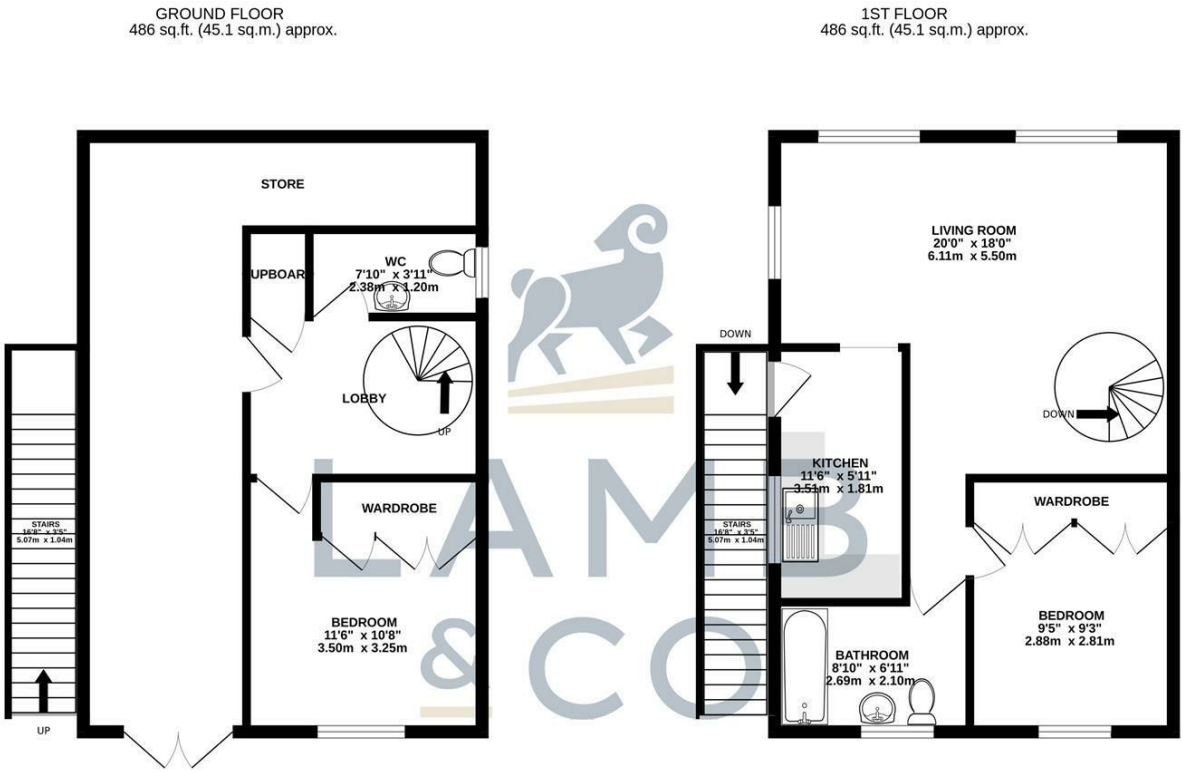


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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