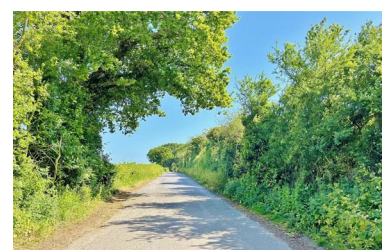




Malting Lane Kirby-Le-Soken, CO13 0EH

Sheen's Estate Agents are delighted to bring to market this rare opportunity to acquire approximately 8.95 acres (S.T.S) of attractive pasture and meadow land in a peaceful rural position close to the Essex coastline. The land offers excellent potential for grazing, equestrian or environmental use, together with long-term amenity and investment appeal. Situated in the heart of Kirby-le-Soken and within easy reach of Frinton-on-Sea, this is an increasingly scarce parcel of countryside land in a highly regarded coastal location.

- 8.95 acres (stls)
- Attractive Rural Setting Near Essex Coastline
- Ideal for Grazing or Equestrian (S.T.P.P)
- Quiet Countryside Postion with Natural Habitat Surroundings
- Accessible Location in the Heart of Kirby-Le-Soken
- Potential for Stabling (S.T.P.P)
- Ideal Weekend Retreat or Private Nature Space
- Close to Shops & Amenities
- Keys to View



Price £190,000 Freehold

Plot

A secluded parcel of 8.95 acres (stls) of land with stunning views over countryside.



Views/Road



DH/05.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note

Any building would be subject to planning permission.

We understand that the land has an Overage Deed of 20% that has 17 years remaining.

Agents Note - Restrictive Covenants on Title

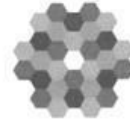
Malting Lane, Kirby-Le-Soken, CO13 0EH

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further



HM Land Registry
Official copy of
title plan

Title number **AA56220**
Ordnance Survey map reference **TM2122NE**
Scale **1:2500**
Administrative area **Essex : Tendring**



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Selling properties... not promises

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Sheen's
The Action Agents