

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Percival Road Kirby-Le-Soken, CO13 0DL

**** STUNNING 'BACKWATER' VIEWS**
**** **POTENTIAL FOR DEVELOPMENT**
SUBJECT TO PLANNING** located in the picturesque village of Kirby-le-Soken, in a quiet cul-de-sac position is this Plot approx. 150ft in length. The plot also offers panoramic countryside and 'Backwater' views. Conveniently located within 150 metres of the local convenience store and approximately one and a half miles from Frinton's town centre, mainline railway station and seafront.

- **Approx. 150ft in Length**
- **Building Subject to Planning**
- **Backwater Views**
- **Village Location**
- **Cul-de-Sac Position**
- **Potential for Development S.T.P.P**



Price £150,000 Freehold

The accommodation comprises approximate room sizes:

Plot

The plot currently has a workshop/garage. Enclosed panelled fencing. Backing onto farm land



Views/Road



DH/04.26

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 -

Plot size is approx.. 150ft. Any building would be subject to planning permission.

Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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