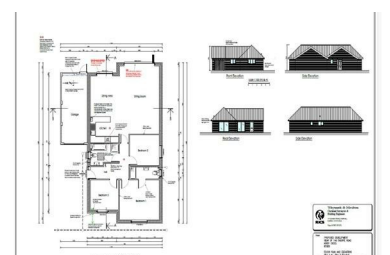




Thorpe Road Kirby Cross, CO13 0NQ

Sheen's Estate Agents are pleased to offer for sale this individual SELF-BUILD PLOT, located in a secluded, set back position on Thorpe Road in Kirby Cross and accessed via a private shared driveway. Forming part of a proposed development of just Two Detached Bungalows, the plot offers an opportunity to create a home in a tucked-away setting with views across neighbouring fields. The supplied plans show a THREE BEDROOM DETACHED BUNGALOW with an open-plan kitchen, dining and sitting area, an en-suite to the principal bedroom and an attached garage. The vendor advises that enabling access and service works are to be completed before completion of the plot sale. The plot is conveniently located within half a mile of Kirby Cross's mainline railway station and is within two miles of the historic village of Thorpe-le-Soken and Frinton-on-Sea with it's shopping amenities in Connaught Avenue and seafront.

- Individual Self-Build Plot
- Proposed Three Bedroom Detached Bungalow
- Site Comprising Just Two Proposed Homes
- Proposed Open-Plan Kitchen, Dining & Sitting Area
- Proposed Principal Bedroom with En-Suite
- Attached Garage & Parking
- Proposed Access & Service Works Before Completion
- Within Half a Mile of Kirby Cross Station
- Within Two Miles of Frinton-on-Sea & Thorpe-le-Soken



Price £200,000 Freehold

PROPOSED ACCOMMODATION

The supplied floorplan provides an entrance hall, open-plan kitchen, dining and sitting area, three bedrooms, a family bathroom and an en-suite to the principal bedroom. An attached garage is also shown. The accommodation described is proposed and does not constitute an existing dwelling.

PLANNING

Tendring District Council granted reserved matters approval under reference 24/01848/DETAIL on 21 February 2025, pursuant to outline planning permission 23/00866/OUT. The reserved matters cover access, appearance, landscaping, layout and scale for two detached self-build dwellings.

ACCESS AND SERVICES

Access is proposed via a shared private driveway from Thorpe Road. The vendor advises that the shared access and agreed service infrastructure will be provided before completion of the plot sale. The precise scope of these works, connection costs and shared-access maintenance arrangements are to be confirmed in the sale documentation.

AGENTS NOTES

This sale is for an individual building plot. Construction and completion of the proposed bungalow are not included in the asking price.

CGI images illustrate the proposed appearance, with indicative finishes and landscaping. Any image featuring an oak entrance canopy shows an optional proposal whose inclusion and planning status have not been confirmed.

Agents Note - Restrictive Covenants on Title

The title contains covenants, easements and a restriction requiring consent to register a transfer.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; To Be Confirmed Payable 2026/2027 £ To Be Confirmed Per Annum

Any Additional Property Charges: To be confirmed

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

GROUND FLOOR



Selling properties... not promises

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Sheen's
The Action Agents