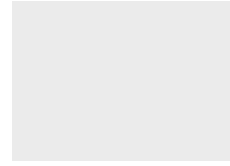
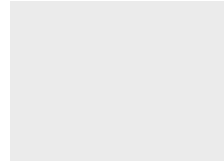
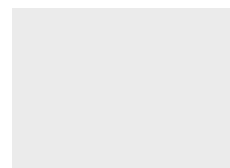
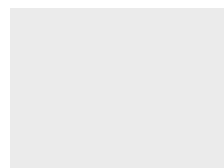
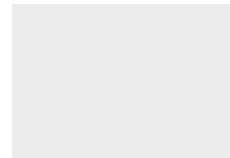


JUNCTION VISIBILITY SPLAYS HAVE BEEN ASCERTAINED FROM OS DATA. HIGHWAY LAND OWNERSHIP SHOULD BE CHECKED.

abs	
Project Name	
Client	
Address	
Postcode	
Phone	
Email	
Website	
Notes	



## Residential Development: Tendring

**Guide Price  
£695,000**

### COLCHESTER OFFICE

For further information or to arrange  
to view this property please call

**01206 738393**

An opportunity to purchase a development site in the popular village of Tendring with outline planning consent for x5 detached 4 bedroom dwellings with garaging and off street parking.

### DETAILS

#### DESCRIPTION

A development site with outline planning consent for x5 detached 4 bedroom dwellings with garaging and off street parking.

The land measures 0.6 hectares (1.52 acres) in total with the area benefitting from planning permission extending to 0.5 hectares (1.23 acres).

The plot is currently cropped with grass and benefits from views across open countryside with access from a single gate adjacent to Stones Green Road.

The site is well landscaped with extensive existing native hedgerow planting on all boundaries. The well landscaped nature of the site makes the site an attractive prospect for development in accordance with the outline consent.

The dwellings will benefit from close proximity to the A120 dual carriage and access to Manningtree railway station, which is on the rail mainline to London.

Tendring is a popular village located close to Clacton on Sea and to the east of the town of Colchester.

#### PLANNING

Outline planning consent for planning application no. 16/01044/OUT was granted by the Planning Inspectorate at appeal, of which the reference APP/P1560/W/16/3165144. A copy of the appeal decision and planning application is available from the vendors' agents dated 31st March 2017. The development is described as "Residential development of 0.5 ha of land to create 5 detached dwellings with associated garaging and parking".

#### TENURE

Freehold with vacant possession.

#### METHOD OF SALE

For sale by Private treaty. Unconditional offers are invited, subject to contract.

#### SERVICES

We believe mains water and electricity are available from the public supply but prospective purchasers must make their own enquiries as to the availability and adequacy of such services.

#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to the and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and all existing wayleaves, pylons, stays, cables, drains, water, gas, and other pipes, whether referred to in these particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and of the ownership thereof.

#### VIEWINGS

During daylight hours with a set of particulars in hand.

## LEGAL

# JOINT MARKETING

Joint agents with Stanfords Colchester - 01206 842156

---

**Whirledge  
&Nott**

Land • Property • Development