



SW
Sanderson
Weatherall

FOR SALE
Freehold

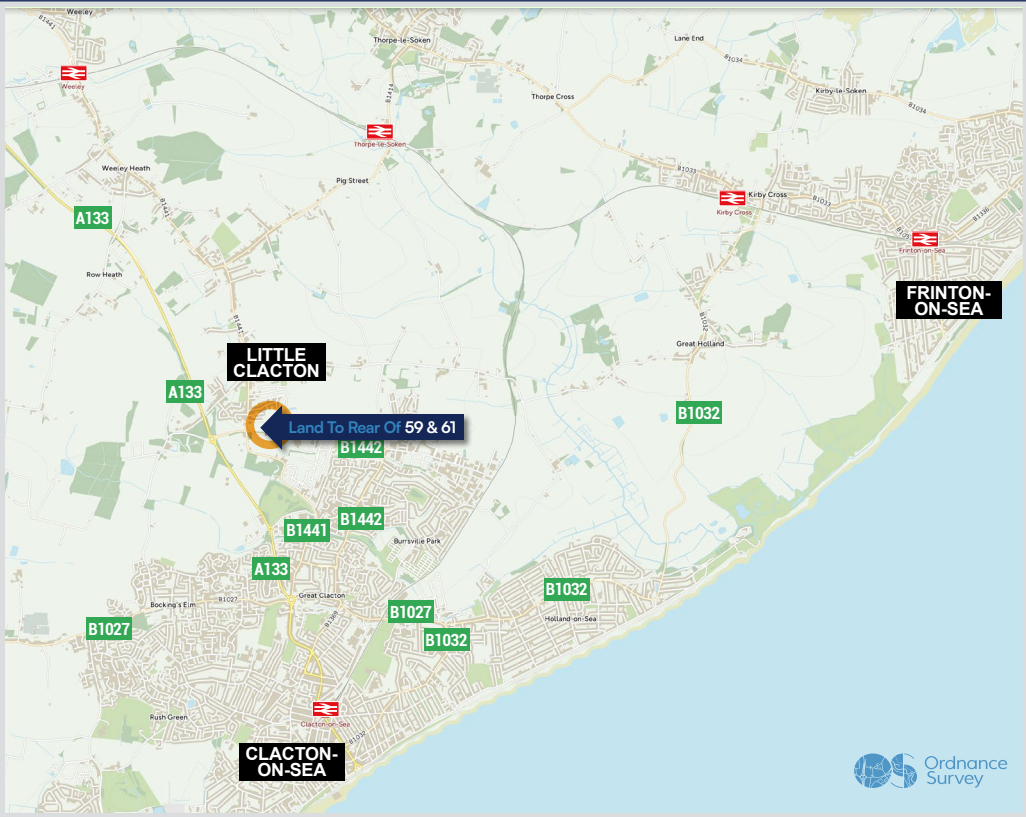
- Part complete residential development
- Planning permission for 29 x two and three bedroom bungalows
- Close to Clacton-on-Sea
- No affordable housing

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Land to Rear of 59 & 61 London Road | Little Clacton | Essex | CO16 9RB

sw.co.uk

Location / Description



The site is located in the village of Little Clacton, Essex, approximately 2.5 miles north of Clacton-On-Sea. The surrounding area is semi-rural and residential, comprising mostly detached houses and bungalows. Nearby Clacton-on-Sea offers a wide range of amenities, including restaurants, shops, and traditional seaside attractions like Clacton Pier, the beach, the Princes Theatre, and West Cliff Theatre. Little Clacton is served by several bus routes providing connections to Clacton-on-Sea, Mistley, Harwich, and Colchester. The nearest train station is in Clacton-on-Sea (Greater Anglia), providing comprehensive connections to the wider area and London.

Site



The area is accessible by road via London Road. Connections towards Colchester and London are typically via the A133 and A12 roads from the Clacton area. The site is an irregular parcel of land extending to approximately 3.59 acres (1.45 hectares). Previously used for agricultural purposes, the site is now a part-complete residential development.

Planning

The site benefits from planning permission (**Application No: 17/00790/FUL**) for the construction of 29 residential bungalows, including associated roads and access. Planning permission was granted on 2 May 2017 and has been implemented.

The proposed bungalows are a mix of detached, semi-detached, and link-detached styles, featuring 2 or 3 bedrooms. All units are planned to include private rear gardens, front driveways providing off-street parking, and single garages.

All pre-commencement conditions have been discharged.

Land To Rear Of 59 & 61
Little Clacton, CO16 9RB

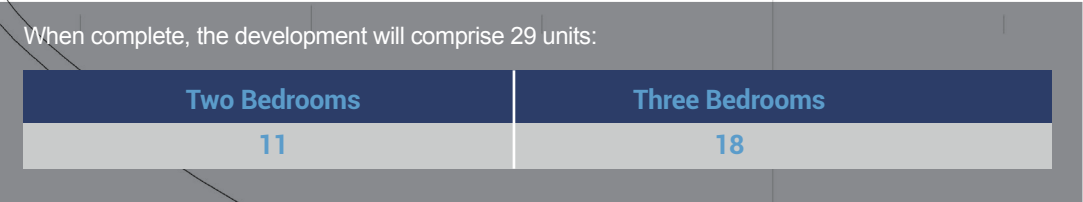
Tenure
Title Ref
AA29333

B1442

Red line —
Freehold Area

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Proposed Scheme





Progress

The bungalows are at varying stages of completion. Please refer to the **Data Room** for further technical information.

Occupation

The site is currently vacant with the works paused.

Tenure

The site is owned freehold under title reference **AA29333**.

VAT

Prices quoted are exclusive of VAT.

Proposal

Offers are being sought in excess of **£3,500,000 [Three Million Five Hundred Thousand Pounds]**.

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 **Data Room** | London Road Little Clacton

Contacts



**Sanderson
Weatherall**

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