



## DEVELOPMENT OPPORTUNITY

### FOR SALE

Land adjacent to Walton-on-Naze  
Railway Station  
Walton-on-Naze  
CO14 8DA

Size: 0.08 Acres (0.033 ha)

- **Generally level site with excellent access.**
- **Adjacent to Walton-on-Naze Railway Station.**
- **May suit Residential or Commercial development subject to Planning**

## LOCATION

The site is situated just off the car park to the rear of the Railway Station. Access is off (B1336) Walton Road leading to Victoria Road and then onto Church Lane (See location plan).

## DESCRIPTION

A generally level site accessed off the Railway Station car park Rectangular in shape the site lends itself to a variety of alternate uses. Sketches for a possible apartment block are attached.

## SITE AREA

0.08 acres (0.033 ha).

## SERVICES

Interested parties must satisfy themselves as to the location and capacity of the services.

## PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority and interested parties should direct their enquiries to Essex County Council planning department. [www.essex.gov.uk](http://www.essex.gov.uk)

## TENURE

Assumed Freehold - to be confirmed.

## SITE INVESTIGATION

Access can be made available for parties requiring further investigation, subject to prior confirmation and appointment. We will require indemnification in respect of any third party claims howsoever arising as a result of an inspection being undertaken

## PRICE

£135,000 ono (one hundred and thirty five thousand pounds).

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

**The site is open and available to inspect.**

Petty Chartered Surveyors  
Suite 3, Empire Business Centre  
2 Empire Way  
Off Liverpool Road  
Burnley  
BB12 6HH

Tel. 01282 456677  
[commercial@petty.co.uk](mailto:commercial@petty.co.uk)  
[www.pettycommercial.co.uk](http://www.pettycommercial.co.uk)



