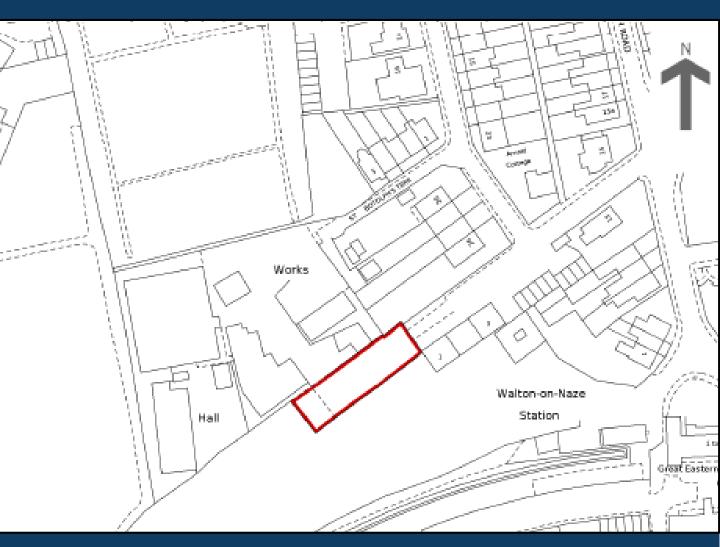


Suite 3, Empire Business Centre 2 Empire Way Off Liverpool Road Burnley BB12 6HH **T. 01282 456677** 

www.pettycommercial.co.uk



# 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

# 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 housand pounds).

## **LEGAL COSTS**

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

### VAT

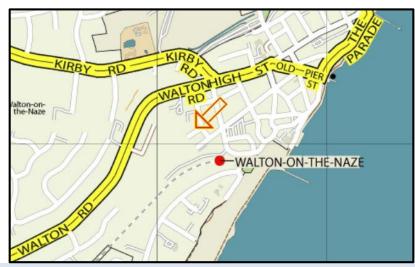
All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

#### VIEWING

# The site is open and available to inspect.

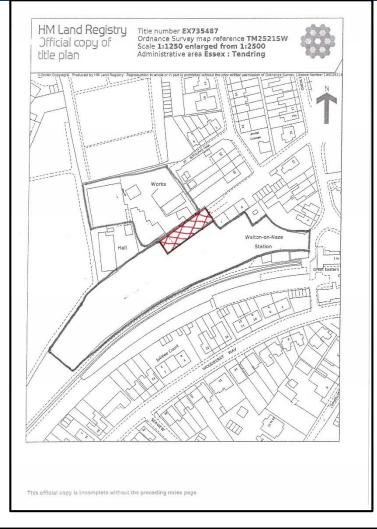
Petty Chartered Surveyors Suite 3, Empire Business Centre 2 Empire Way Off Liverpool Road Burnley BB12 6HH

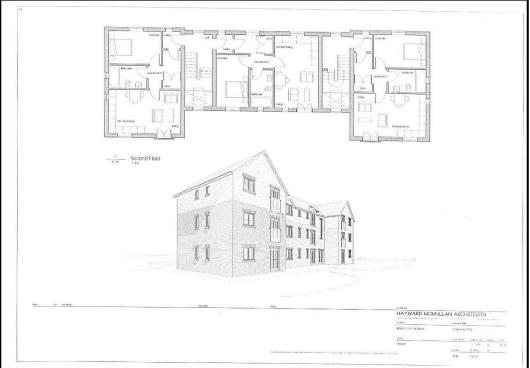
Tel. 01282 456677 commercial@petty.co.uk www.pettycommercial.co.uk



Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or telessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars 1114

# www.pettycommercial.co.uk





Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any percensation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 1114