



**Land to the south of Edward Road
Thorpe-le-Soken**

**DAVID
BURR**

Land to the south of 4 Edward Road, Edward Road, Thorpe-le-Soken, Clacton on Sea, Essex, CO16 0HJ

Thorpe-le-Soken is a picturesque village located on the Tendring district of Essex. The village is situated between the towns of Frinton-on-Sea, Clacton-on-Sea and Walton-on-the-Naze. Known as a picturesque village with historic period cottages along the main High Street with its local pubs, restaurants and shops. Thorpe-le-Soken's mainline railway station provides a direct link to London Liverpool Street.

A 3 acre parcel of land situated to the south of Edward Road, Thorpe-le-Soken adjacent to a linear arrangement of residential dwellings, providing long term strategic planning potential. The southerly boundary of the land abuts a water course with the land currently framed by a number of mature trees with gated access from Edward Road. The land has recently been subject to an outline planning application for the erection of a single storey dwelling. Application reference number 22/013164/OUT details of which can be viewed at www.tendringdc.gov.uk. The application was declined on appeal. Further planning potential remains via the possible submission of a further application.

- Access rights granted over Edward Road.
- Existing gated access onto Edward Road.
- An overage/uplift agreement is understood to be in place on the land until October 2027. If planning permission is obtained for development, there is an obligation to pay 25% in the uplift in the value of the property within the planning permission.
- Conveniently placed for Thorpe-le-Soken railway station.
- Providing convenient access to the A133 (four miles distant).

WHAT3WORDS: ///breathing.angry.intro

