

FOR SALE FREEHOLD – GUIDE PRICE: £20,000

**Land On The West Side Of Hamilton Street, Harwich,
Essex, CO12 4PB**



- Potential residential or commercial development opportunity (STP) located opposite the Captain Fryatt public house in Harwich
- Site area of c. 0.036 of an acre
- Freehold unconditional and conditional offers invited (STP)
- Likely to be of interest to local/regional developers, builders and investors

Location

Harwich is a well-connected coastal town in Essex, offering easy access to Dovercourt, Manningtree, Mistley, and Frinton-on-Sea, with Ipswich and Colchester around 30 minutes away by car. Excellent road and rail links connect the town to London and major routes via the A120, and it also benefits from an international ferry service to the Hook of Holland.

The parcel of land is positioned opposite the Captain Fryatt public house on the west side of Hamilton Street. The immediate area is predominantly residential, featuring mainly terraced housing, with a range of local amenities including schools and shops within easy reach.

Property Description

The parcel of land comprises a small grassed area and is c. 0.036 of an acre in size.

Tenure

Freehold. The land is held under Title Number EX28983 and the Title Plan is included on page 3.

Planning & Development

We have been advised that the site is located within a flood zone. The adjoining properties are not listed, and the site does not fall within a conservation area. However, all parties are advised to undertake their own due diligence.

Tendring District Council

<https://www.tendringdc.gov.uk/departments/planning>

Highways

Access is currently obtained from Hamilton Street which is just off Garland Road. Prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

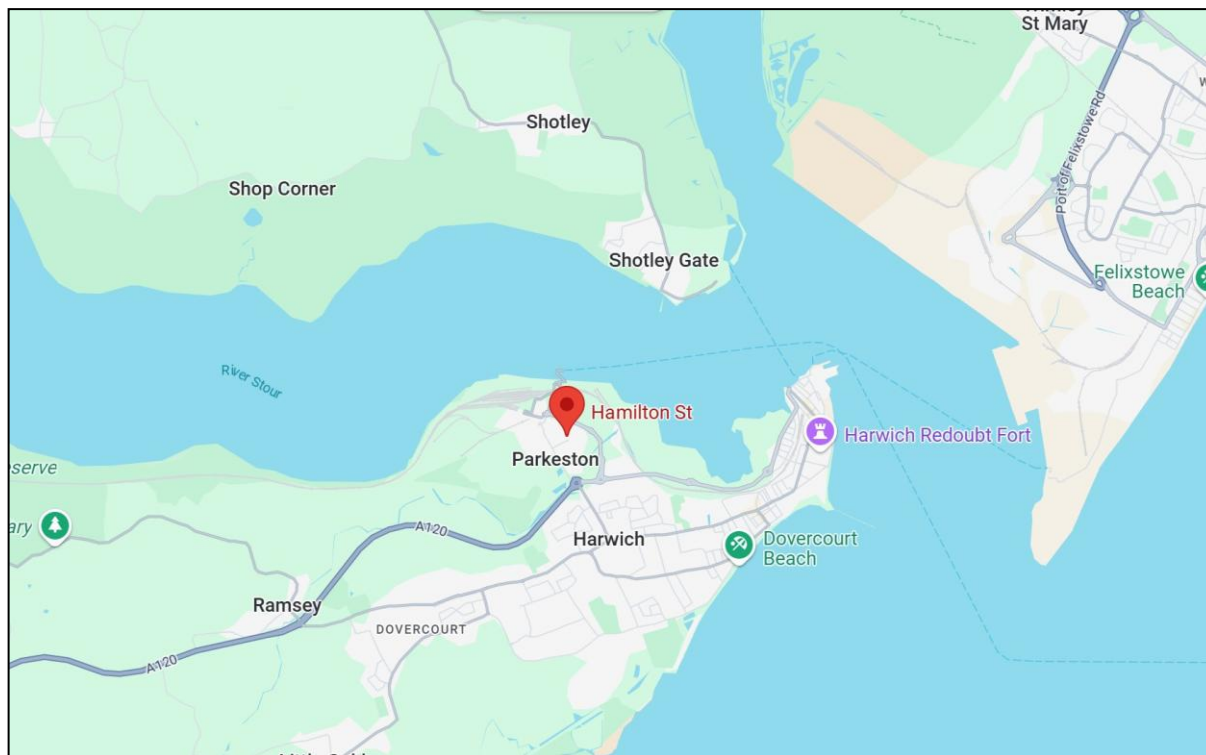


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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

