

**96 Victoria Avenue
Rayleigh, SS6 9DB
£400,000**

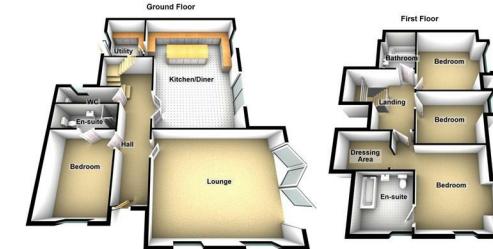
- Backing Onto Country Park
- Potential to stamp you own style
- Land Purchase and Build Contract with Stamp Duty Saving
- Long Private Drive
- Easy Access To Station
- Private Setting
- Plans Passed for Spacious 4 Bedroom Home
- Extensive Parking
- Exclusive Location
- Fantastic Opportunity



12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		



OPTION TO PURCHASE A BUILDING PLOT OR HAVE YOUR DREAM HOME BUILT TO YOUR STYLE

An exciting opportunity to either purchase a prime building plot or enter into a land/build agreement with the owner/builder to create your dream home — tailored to your taste and specifications. A land/build agreement can also offer significant savings on stamp duty.

- The plot measures approximately 7,500 sq ft
- Features a long private driveway
- Backs directly onto the scenic Sweyne Country Park, offering peace, privacy, and natural beauty

A rare chance to secure a superb location and personalise your future home.

An option to purchase this plot of land with full planning to build a Character 4 bedroom home in private setting backing onto Country Park
The owner is open to sell the plot or build a property to your own style subject to contract