

**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



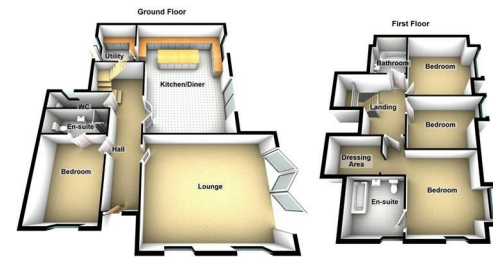
**12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF**

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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 Swayne 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