

RAYLEIGH



FOR SALE

Fairways Garden Centre,
Hullbridge Road,
Rayleigh,
Essex,
SS6 9QS

DEVELOPMENT SITE
128,208 SQ. FT. (11,911 SQ. M. – 2.8 ACRES)

-  New residential development site
-  Planning approved for 16 Dwellings
-  2 Parking spaces each dwelling & 4 visitor parking spaces
-  Approx 2.8 acres
-  Freehold offers invited



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555



FRONT ELEVATION SIDE ELEVATION



SIDE ELEVATION REAR ELEVATION

RECEIVED
27 APR 2018
SUPPORT SERVICES

TYPE A ELEVATIONS
FAIRWAYS GARDEN CENTRE, RAYLEIGH
2862 PL102A 1:100 @A3 JS

DOVETAIL ARCHITECTS
SUITE 4, CLAYTONWORKS HOUSE, HORNWOOD INDUSTRIAL PARK, WEST COMBESIDE, CLAYTON, 01702 55847

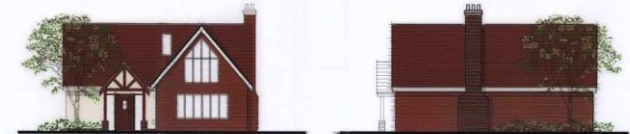


FRONT ELEVATION SIDE ELEVATION



REAR ELEVATION SIDE ELEVATION

TYPE B ELEVATIONS
FAIRWAYS GARDEN CENTRE, RAYLEIGH
2862 PL104B 1:100 @A3 JS



FRONT ELEVATION SIDE ELEVATION

RECEIVED
27 APR 2018
SUPPORT SERVICES



SIDE ELEVATION REAR ELEVATION

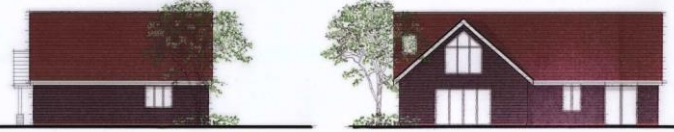
TYPE B ELEVATIONS
FAIRWAYS GARDEN CENTRE, RAYLEIGH
2862 PL104B 1:100 @A3 JS

DOVETAIL ARCHITECTS
SUITE 4, CLAYTONWORKS HOUSE, HORNWOOD INDUSTRIAL PARK, WEST COMBESIDE, CLAYTON, 01702 55847



FRONT ELEVATION SIDE ELEVATION

RECEIVED
27 APR 2018
SUPPORT SERVICES



SIDE ELEVATION REAR ELEVATION

TYPE C ELEVATIONS
FAIRWAYS GARDEN CENTRE, RAYLEIGH
2862 PL106A 1:100 @A3 JS

DOVETAIL ARCHITECTS
SUITE 4, CLAYTONWORKS HOUSE, HORNWOOD INDUSTRIAL PARK, WEST COMBESIDE, CLAYTON, 01702 55847



FRONT ELEVATION SIDE ELEVATION



SIDE ELEVATION REAR ELEVATION

TYPE E ELEVATIONS
FAIRWAYS GARDEN CENTRE, RAYLEIGH
2862 PL112 1:100 @A3 JS

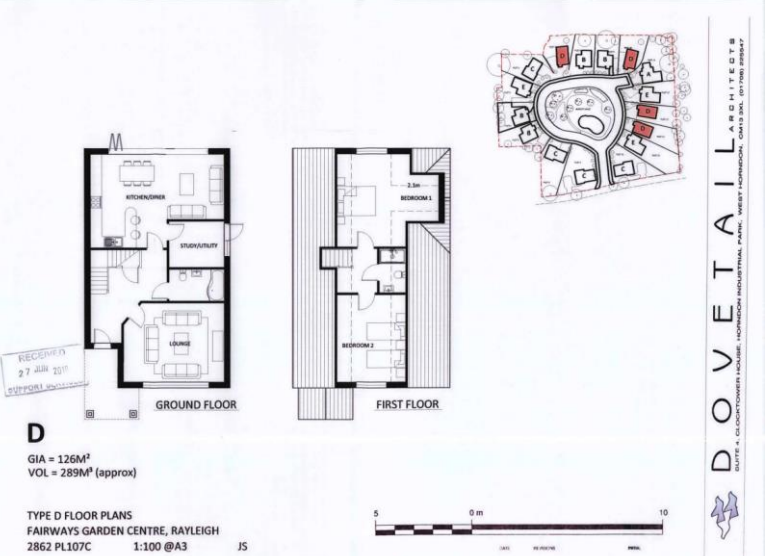
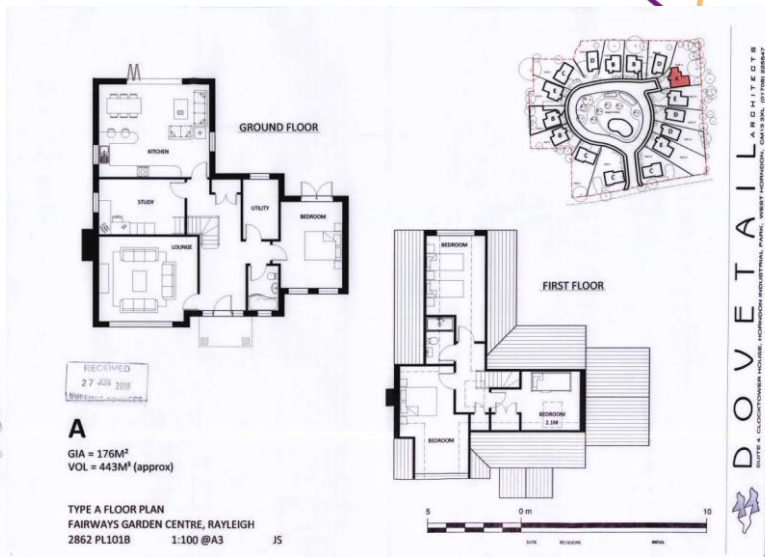
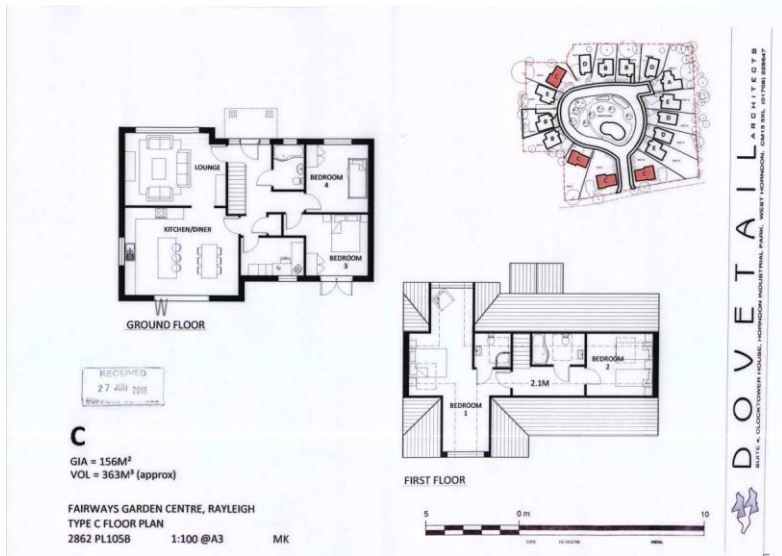
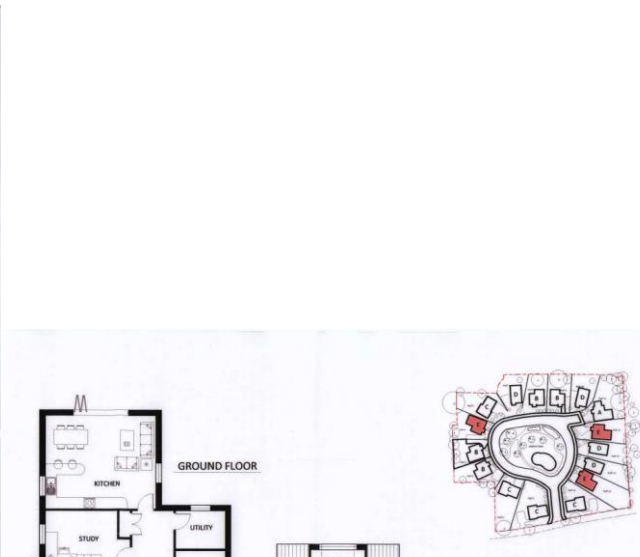
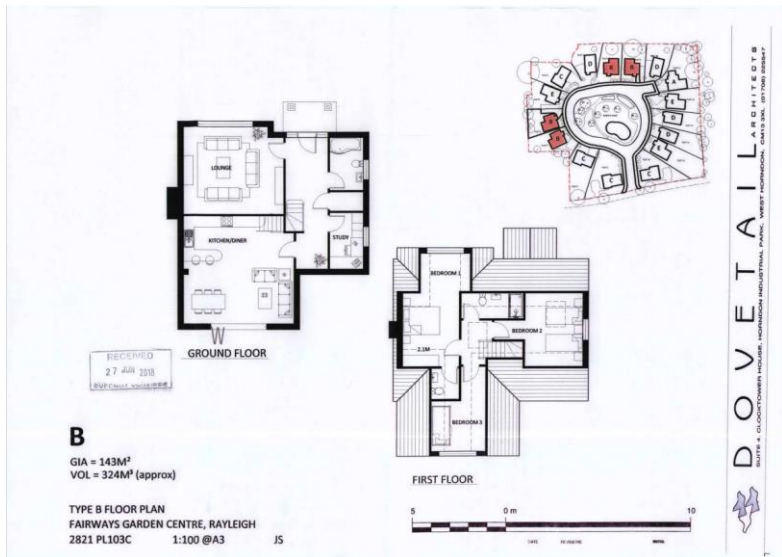
DOVETAIL ARCHITECTS
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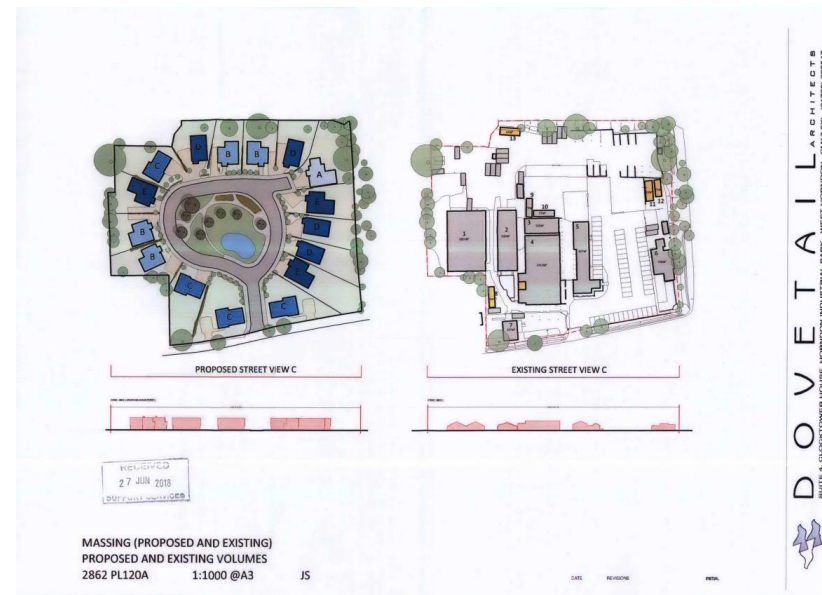
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DESCRIPTION AND LOCATION

This residential site is perfectly located within 2km of Hullbridge and 4km from Rayleigh town centre and main line railway station providing a frequent service to London Liverpool Street and Southend town centre.

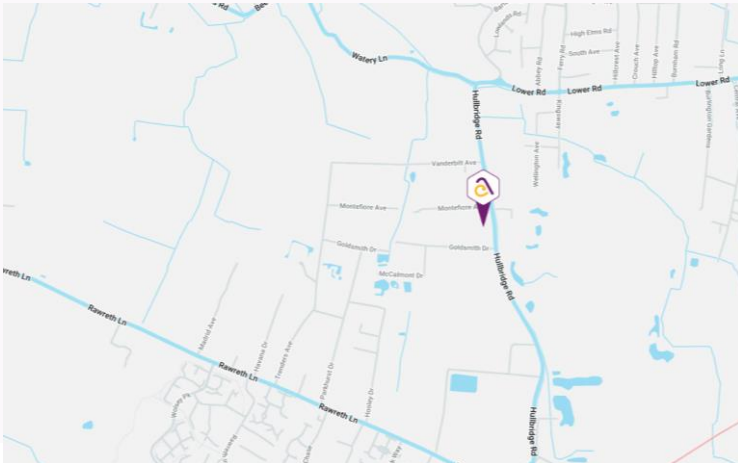
Rayleigh is served by several well respected schools both infant/junior and secondary schools.

The site received planning for 16 residential houses under reference 18/00625/OUT with the S106 only being executed on the 18th May 2023.

The consent provides for a mix of 4 x 2 bed houses, 7 x 3 bed houses and 5 x 4 bed houses.

There are various conditions within the S106 including an affordable allocation and financial contribution.

The site has potential for an improved density, subject to planning permission. Applicants to make their own enquiries of the local planning authority.



ACCOMMODATION

EXISTING AREAS (APPROX)	AREA
SOFT LANDSCAPING	11592 sq. ft. 1077 sq. m.
HARD LANDSCAPING	89469 sq. ft. 8312 sq. m.
BUILDING FOOTPRINT	27146 sq. ft. 2522 sq. m.
PROPOSED AREAS (APPROX)	AREA
SOFT LANDSCAPING	79028 sq. ft. 7342 sq. m.
HARD LANDSCAPING	29299 sq. ft. 2722 sq. m.
BUILDING FOOTPRINT	19880 sq. ft. 1847 sq. m.

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Rochford Council on 01702 546366.

TENURE

Freehold

PRICE

Freehold offers invited

VIEWING

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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