

Wickford - 1 Runwell Road, Essex SS11 7BZ

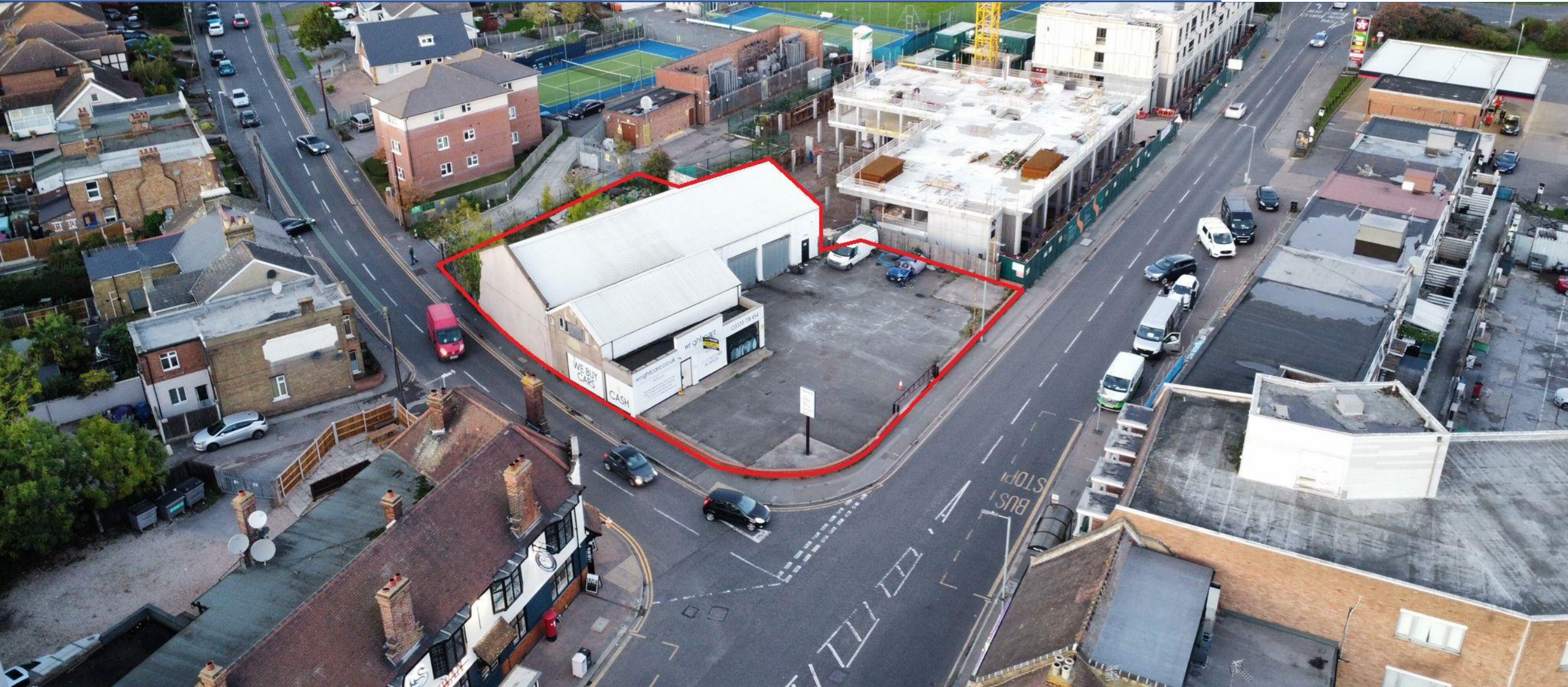
Freehold Vacant Car Service Garage with Residential Development Opportunity

Planning permission for demolition and erection of a mixed-use block of 29 apartments and 1 retail unit



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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## Freehold Vacant Car Service Garage with Residential Development Opportunity

### Planning permission for demolition and erection of a mixed-use block of 29 apartments and 1 retail unit



#### Investment Consideration:

- OIRO: £1,950,000
- GDV of c.£7,300,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises detached light industrial building on a plot of 0.29 acres with front and rear yards
- Basildon Borough Planning Committee has resolved to grant planning permission for demolition of existing building and erection of 4-storey mixed-use building comprising 29 apartments and 1 retail unit, with associated car parking at basement
- Total approved residential GIA: 1,741 sq m (18,740 sq ft)
- Total approved commercial GIA: 80 sq m (861 sq ft)
- Situated within 400m from Wickford Railway Station with an average journey time to London's Liverpool Street of 43 minutes
- Occupiers nearby include Pizza Hut, Texaco Petrol Station with Londis Supermarket, Restaurant, Takeaway, Estate Agents and more.



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#### Property Description:

Comprises detached light industrial building on a plot of 0.29 acres with front and rear yards, previously used as a car service garage and showroom, providing the following accommodation and dimensions:

Ground Floor: 415 sq m (4,467 sq ft)

3 service garages, showroom and office area, storage

#### Development Opportunity:

On 11<sup>th</sup> January 2023 the Basildon Borough Planning Committee has resolved to grant planning permission for demolition of existing car showroom/outbuildings and erection of 4-storey mixed-use building comprising 29 residential apartments (14 x 1-Bed and 15 x 2-Bed) and 1 x retail unit (class E) with associated basement car parking.

For more information and direct access to Basildon Borough Planning Application 22/00376/FULL please [click here](#).



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#### Proposed Plans – Ground Floor:

Apartment 1 - 55 sq m (592 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Front Garden

Apartment 2 - 61 sq m (657 sq ft)

Open plan kitchen/living room, 2 Bedrooms, Bathroom, Outdoor Patio

Apartment 3 - 71 sq m (764 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Outdoor Patio

Apartment 4 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Outdoor Patio

Apartment 5 - 51 sq m (549 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Outdoor Patio

Commercial Unit: 80 sq m (861 sq ft)

Open plan retail

Lift, Bin Storage, Bike Storage

Total residential area: 310 sq m (3,337 sq ft)

Total commercial area: 80 sq m (861 sq ft)



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### Proposed Plans – First Floor:

Apartment 101 - 53 sq m (570 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 102 - 50 sq m (538 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 103 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 104 - 61 sq m (657 sq ft)

Open plan kitchen/living room, 2 Bedrooms, Bathroom, Balcony

Apartment 105 - 71 sq m (764 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 106 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

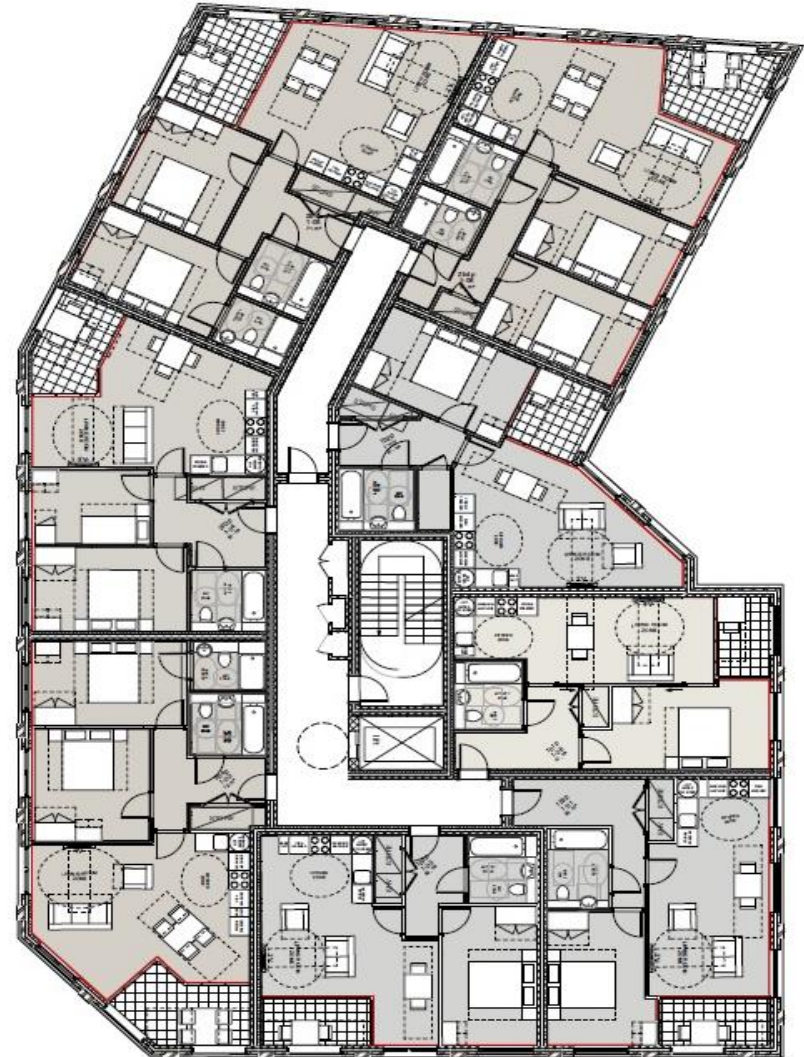
Apartment 107 - 51 sq m (549 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 108 - 47 sq m (506 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Total residential area: 477 sq m (5,134 sq ft)



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### Proposed Plans – Second Floor:

Apartment 201 - 53 sq m (570 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 202 - 50 sq m (538 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 203 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 204 - 61 sq m (657 sq ft)

Open plan kitchen/living room, 2 Bedrooms, Bathroom, Balcony

Apartment 205 - 71 sq m (764 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 206 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

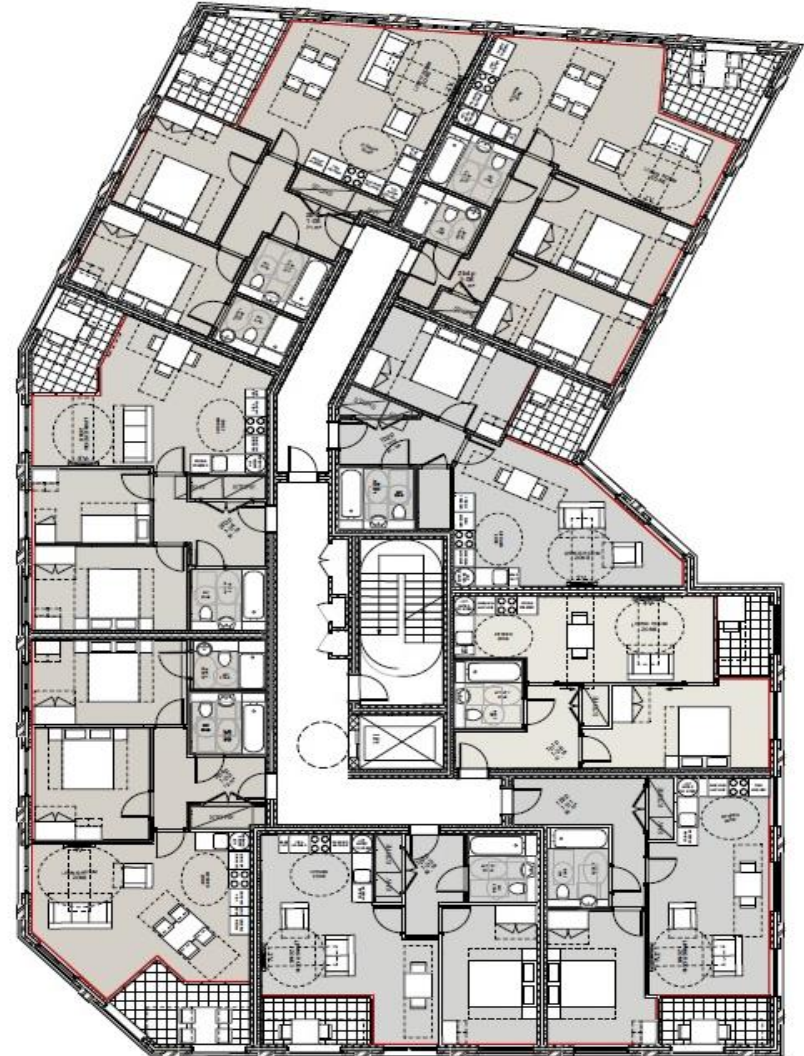
Apartment 207 - 51 sq m (549 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 208 - 47 sq m (506 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

**Total residential area: 477 sq m (5,134 sq ft)**



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### Proposed Plans – Third Floor:

Apartment 301 - 53 sq m (570 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 302 - 50 sq m (538 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 303 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 304 - 61 sq m (657 sq ft)

Open plan kitchen/living room, 2 Bedrooms, Bathroom, Balcony

Apartment 305 - 71 sq m (764 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

Apartment 306 - 72 sq m (775 sq ft)

Open plan kitchen/living room, 2 Bedrooms, 2 Bathrooms, Balcony

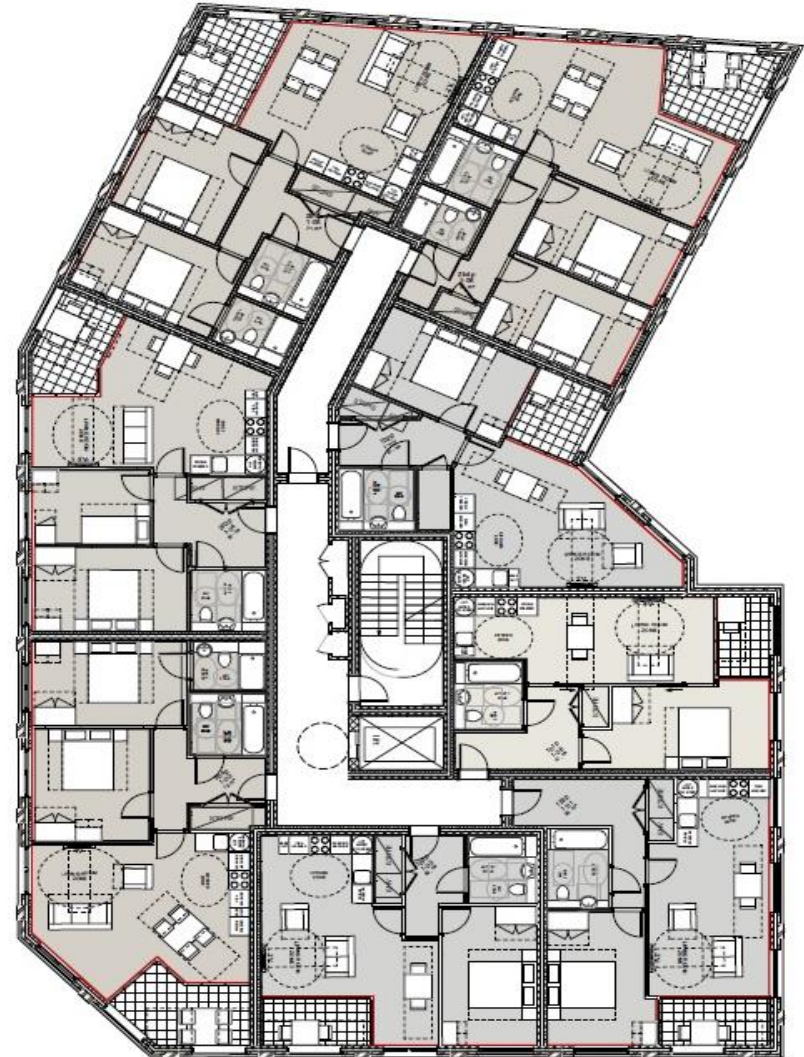
Apartment 307 - 51 sq m (549 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

Apartment 308 - 47 sq m (506 sq ft)

Open plan kitchen/living room, Bedroom, Bathroom, Balcony

**Total residential area: 477 sq m (5,134 sq ft)**





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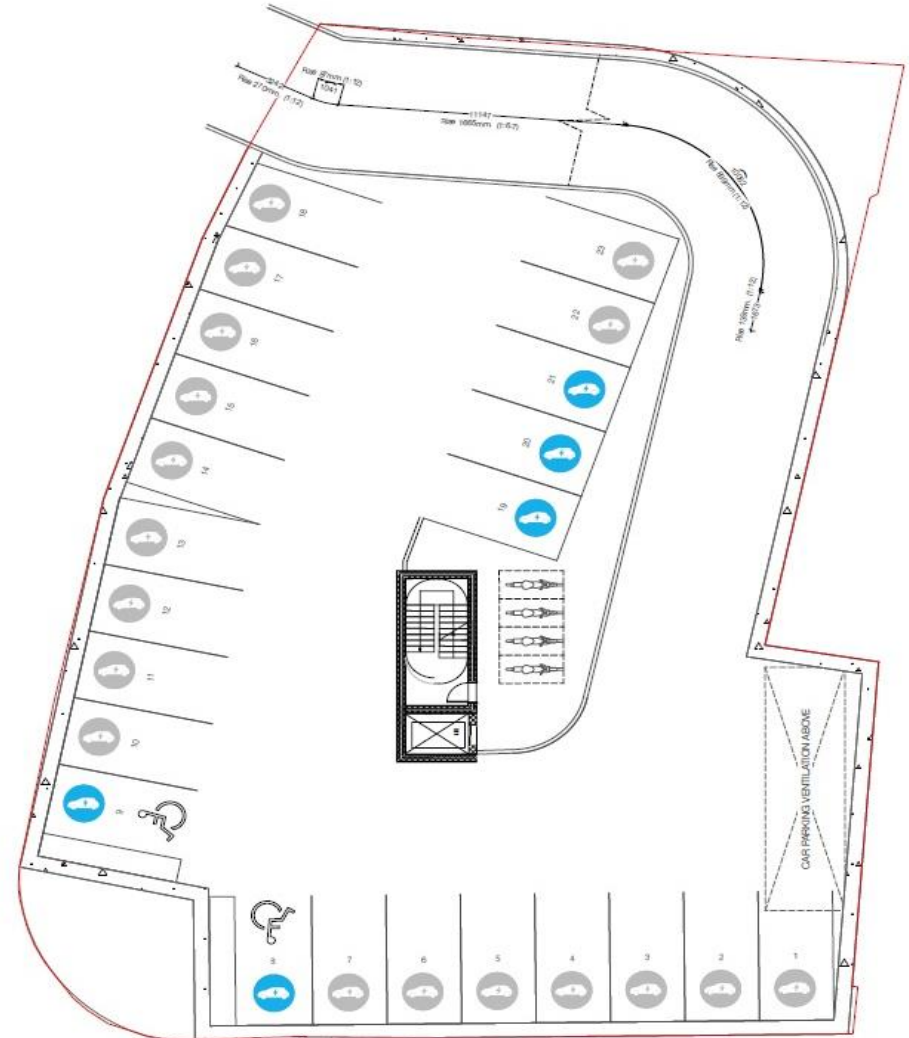
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### Proposed Plans – Basement:

23 car parking spaces in total including  
3 EV charging spaces and 2 disabled spaces  
Bike storage and Lift



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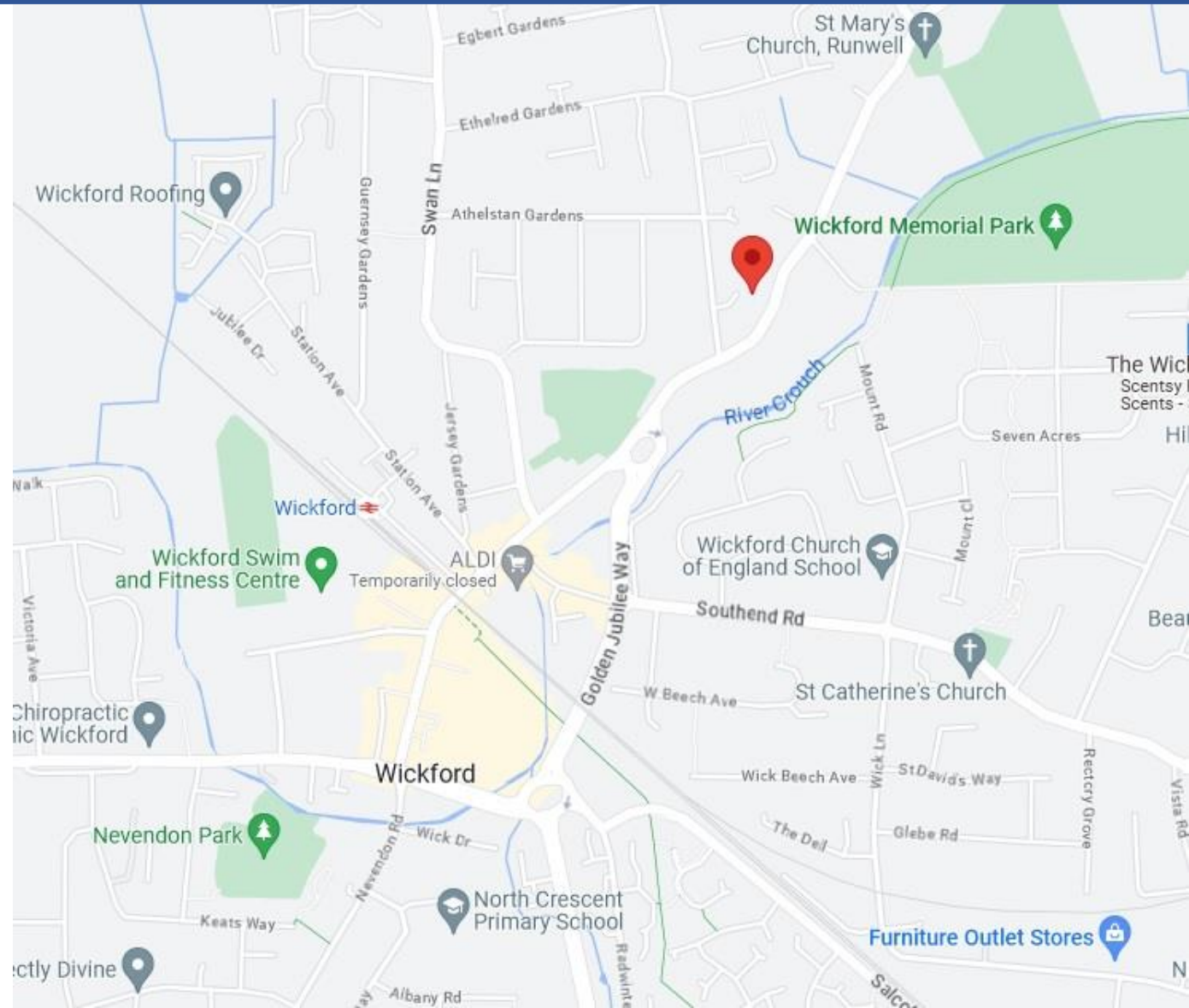
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### Location:

Wickford is a town and civil parish in the south of the English county of Essex, located approximately 30 miles (50 km) east of London, within the Borough of Basildon along with the original town of Basildon, Billericay, Laindon and Pitsea. Wickford railway station is situated on the Shenfield to Southend Line, which provides services between London Liverpool Street and Southend Victoria. The property is situated within 400m from Wickford Railway Station with an average journey time to London's Liverpool Street of 43 minutes. Occupiers nearby include Pizza Hut, Texaco Petrol Station with Londis Supermarket, Restaurant, Takeaway, Estate Agents and more.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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