

# bear

*Estate Agents*



Bear Estate Agents are proud to offer for sale this unique development opportunity with outline planning permission for 16 dwellings in an exclusive gated development.

(Planning Application 18/00625/OUT)

The land is currently used as a commercial space with various businesses present. The property lies between existing residential property and neighbours the Rayleigh Golf Club.

The local planning authority is Rochford Borough Council. There is no overage connected to this sale. The boundaries as shown are for reference only.

## Hullbridge Road

Rayleigh

**£3,000,000**

Price On Application



# Hullbridge Road



## Location

Rayleigh is a charming town nestled in the heart of Essex, England. The town boasts a vibrant community atmosphere, where residents enjoy a wide range of local shops, boutiques, and eateries. Surrounded by picturesque countryside and green spaces, Rayleigh provides ample opportunities for outdoor activities and leisurely strolls. Rayleigh is an ideal place to call home for both families and professionals seeking a tranquil yet well-connected lifestyle.

Hullbridge offers a delightful mix of natural beauty and a close-knit community. Situated near the River Crouch, Hullbridge enjoys a picturesque setting with scenic views and serene waterways. Nature lovers can explore the nearby Hockley Woods, a vast forested area ideal for leisurely walks and outdoor activities. The village itself exudes a warm and welcoming atmosphere, with friendly locals and a strong sense of community spirit. With its tranquil surroundings and a strong sense of community, Hullbridge, Essex offers a peaceful and idyllic place to call home.

## Tenure

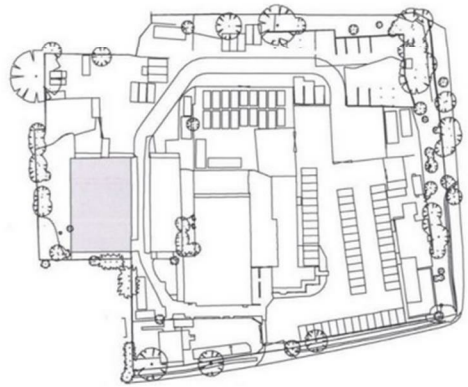
The site is to be sold freehold with either the current tenants to remain, or the option of vacant possession with a 10% deposit upon an accepted offer.

## Site Information

The site has outlined planning permissions for 16 residential houses under reference 18/00625/OUT - consisting of a mix 5 x 4 bedroom houses, 7 x 3 bedroom houses and 4 x 2 bedroom houses. The sellers had drawn up alternative plans which were not submitted and copies are available on request, and for design purposes

S106 was only being executed on the 18th May 2023. 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.



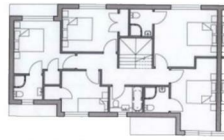
TYPICAL ELEVATION - option 1



TYPICAL ELEVATION - option 2



GROUND FLOOR PLAN - 88m<sup>2</sup>



FIRST FLOOR PLAN - 89m<sup>2</sup>



GROUND FLOOR



C

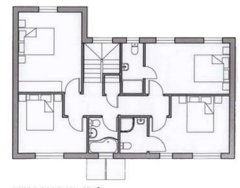


TYPICAL ELEVATION - option 1

B



GROUND FLOOR PLAN - 81m<sup>2</sup>  
Total GIA - 150m<sup>2</sup>



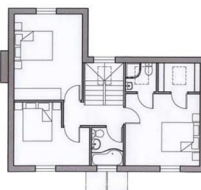
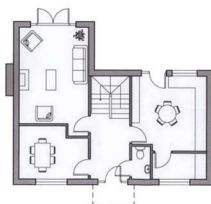
FIRST FLOOR PLAN - 79m<sup>2</sup>  
Total GIA - 160m<sup>2</sup>



TYPICAL ELEVATION - option 1



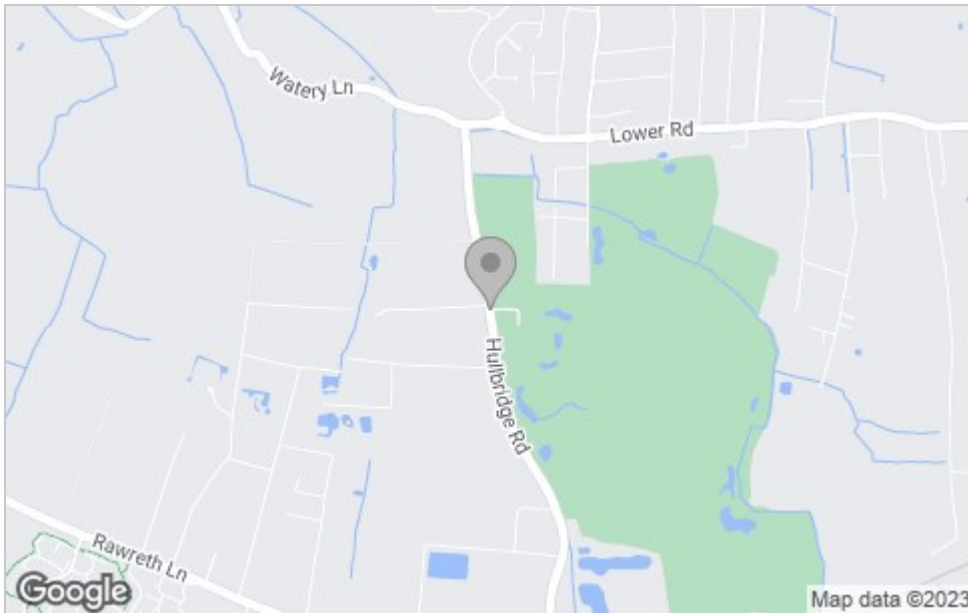
TYPICAL ELEVATION - option 2



## Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

