

Land at Wadham Park Farm Church Road, Hockley, Essex,
SS5 6AF
Asking Price £425,000

bear
Estate Agents



PROPOSED REAR ELEVATION



Land at Wadham Park Farm Church Road, Hockley, Essex, SS5 6AF

Asking Price £425,000

Council Tax Band: New Build

Planning Passed!

Welcome to Church Road, Hockley - a prime location for this fantastic development opportunity with full planning permission passed 23/00474/FUL for a three bedroom, three bathroom detached bungalow. This land, situated in the heart of Hockley, offers a blank canvas for you to create something truly special. With its potential for development, the possibilities are endless. Whether you're looking to build your dream home or embark on a new development project for your family, this site is perfect for those with a vision. Don't miss out on the chance to own a piece of land in this sought-after area. Contact us today to find out more about this exciting opportunity on Church Road, Hockley.

The site lends itself to potential for 2 x Dwellings and the vendor would be open to an option agreement, subject to planning.

Location

Situated just off of the sought after Church Road in Hockley, is a development opportunity with full plans passed. It is located within a short walk to the highly sought after Hockley Town Centre. Situated west of the City of Southend on Sea, is this prime opportunity to purchase a development opportunity with full and valid planning permission.

Nestled in the county of Essex, Hockley has become one of the most sought after locations in Essex and is continuously growing, within a short drive to the woodland walks, nature reserve, golf courses, along with several pubs and restaurants, bringing a night life like no other locally.

Situation

The Site occupies a prominent location just off of Church Road, Hockley, with a dominant location, this is an ideal investment for growth to the community. The site is offered on a vacant possession, with FULL planning permission. Sitting on approximately 0.25 acres

Planning Permission

Planning Application 23/00474/FUL - Valid From 02/06/2023

Unit 1, Wadham Park Farm, Church Road, Hockley, Essex, SS5 6AF

Erection of a detached, 3-bed bungalow (approx. 2300SQFT) with associated access and car parking, involving demolition of existing outbuilding.

CIL & Section 106

The current site is under Rochford District Council, who at this instance do not currently have CIL in the area, however they do have the allocation for section 106 to be implicated and once confirmed this will be updated on our system and all interested parties will be updated accordingly

Further Development Potential

All sites are subject to a buyers discretion and change subject to council approval, with further development potential STPP. The site lends itself to potential for 2 x Dwellings and the vendor would be open to an option agreement, subject to planning.

Services

The vendor has confirmed the current units on the site benefit from electricity, interested parties are advised to make their own enquiries to establish the adequacy of such services. A easement for the water will be required.

Proposal

The vendor is seeking offers in the region of £425,000, subject to contract for the benefit of the freehold interest in the property. The site lends itself to potential for 2 x Dwellings and the vendor would be open to an option agreement, subject to planning.

Viewing Arrangements

Viewings are strictly by appointment and to be accompanied by the agent.

Terms

The vendor is requiring unconditional offers and will consider option agreements also.

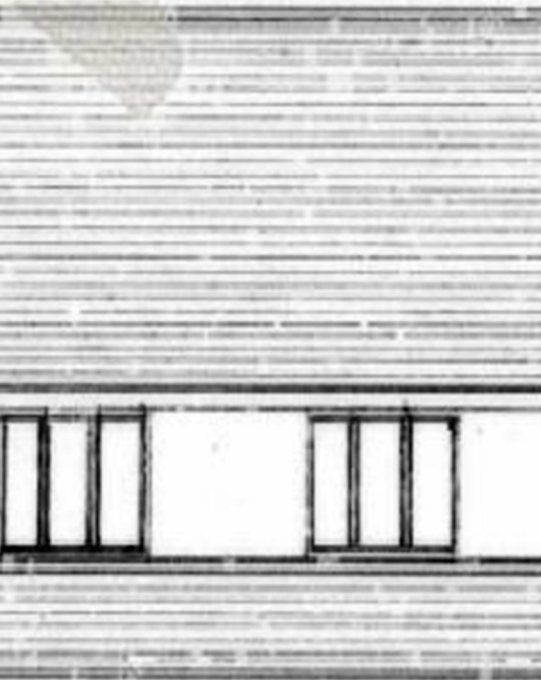
Due - Diligence

Whilst every care is taken to ensure that these particulars are up to date including GDV's and figures calculated, buyers are advised to make their own enquires and research.

A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.



FRONT ELEVATION





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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