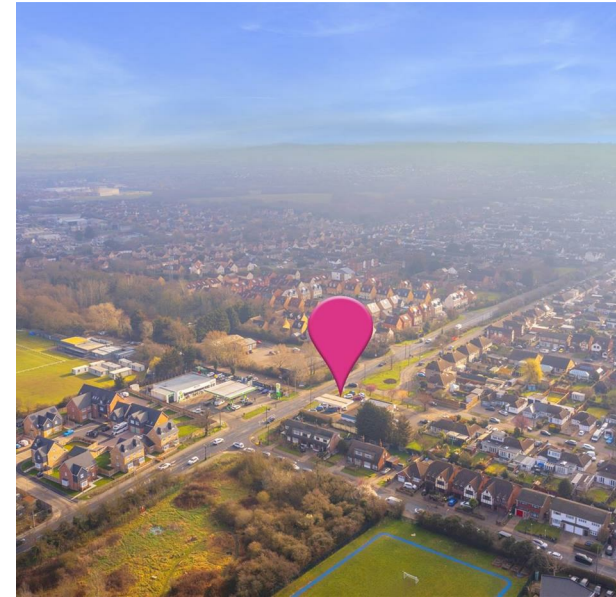


Jemsco Limited, 247 London Road, Rayleigh, SS6 9DW

Offers In The Region Of £1,300,000

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Estate Agents



Jemsco Limited, 247 London Road, Rayleigh, SS6 9DW

Offers In The Region Of £1,300,000

Council Tax Band:

Guide Price *£1,300,000 to £1,400,000* Bear Estate Agents are delighted to offer this prime development opportunity with full planning approval (21/00180/FUL) for the construction of 26 high-quality apartments in the sought-after town of Rayleigh.

This exceptional project consists of a mix of 1, 2, and 3-bedroom apartments, each benefiting from private balconies or terraces, allocated parking and secure underground parking.

Please contact the office to discuss the sites full potential.

Location

Situated in the heart of Rayleigh, this development is ideally positioned close to the town's vibrant high street, offering a range of shops, restaurants and essential amenities. Excellent transport links include Rayleigh Train Station, providing direct access to London Liverpool Street, as well as easy connections to major roadways, including the A127, A130 and A12.

Planning

Planning Application: 21/00180/FUL

Planning has been approved for the construction of 26 high-quality apartments in the sought-after town of Rayleigh. This exceptional project consists of a mix of 1, 2, and 3-bedroom apartments, each benefiting from private balconies or terraces, allocated parking, and secure underground parking. This development is ideal for first-time buyers, property investors, and downsizers seeking a modern home in a well-connected local area.

Approval date: 19/01/2023

Tenure

Freehold

Additional Info

No CIL payments required

No affordable housing element

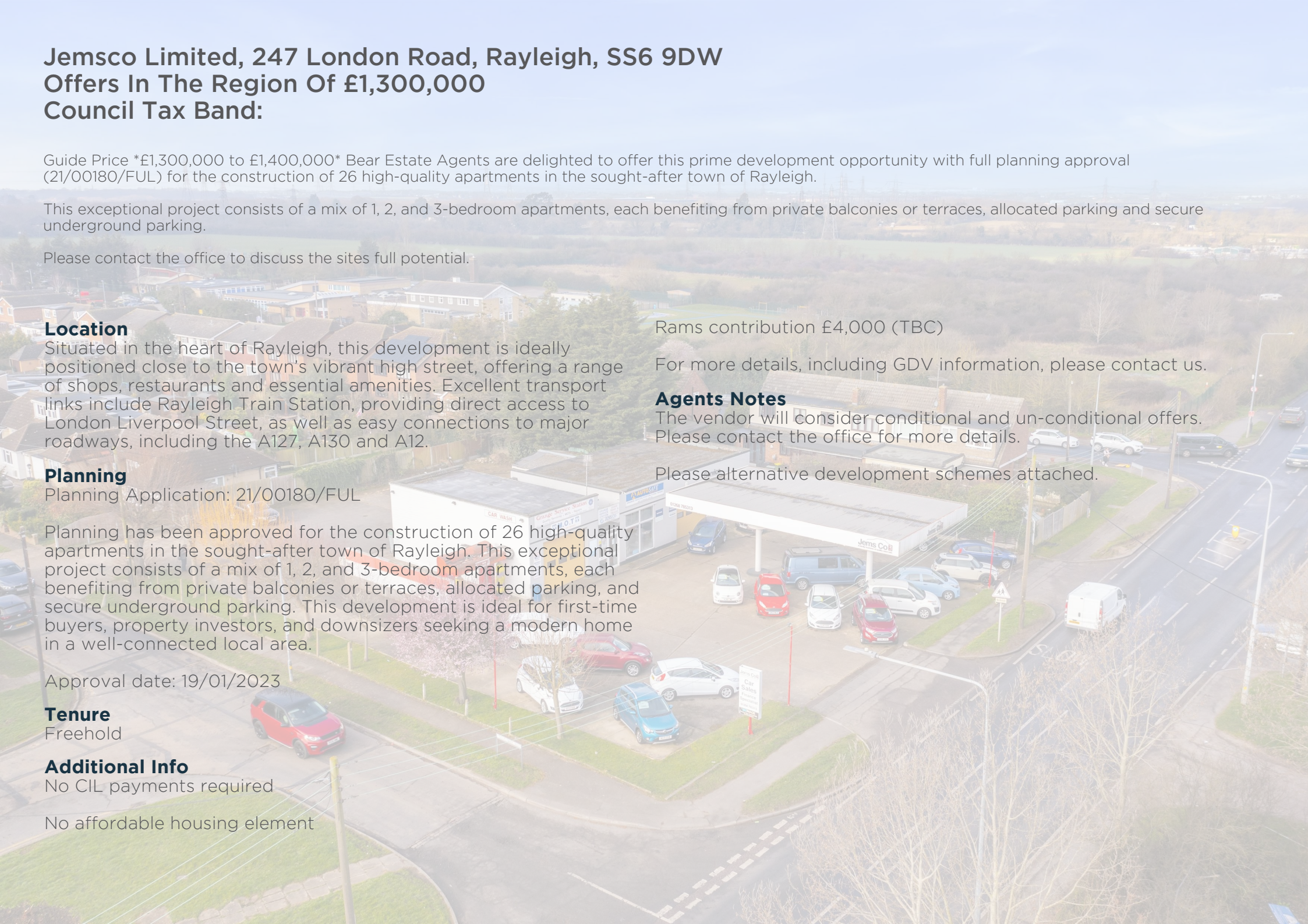
Rams contribution £4,000 (TBC)

For more details, including GDV information, please contact us.

Agents Notes

The vendor will consider conditional and un-conditional offers. Please contact the office for more details.

Please alternative development schemes attached.







PLANNING DRAWING



PROPOSED LOUISA DRIVE WEST VIEW



PROPOSED LONDON ROAD VIEW



PROPOSED REAR VIEW



PROPOSED FRONTAGE VIEW



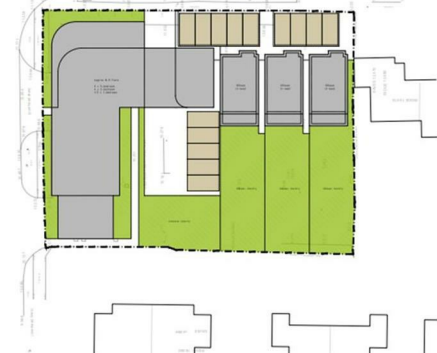
OPTION ONE

This option seeks to provide 3 x 100sqm fully covered parking spaces in excess of 100sqm and 2 x 200sqm parking spaces and amenity in excess of 100sqm per unit. It also includes a garden area for additional 100sqm. The total parking spaces are 100sqm and the total amenity is 100sqm. The total garden area is 100sqm. The total parking spaces are 100sqm and the total amenity is 100sqm. The total garden area is 100sqm.



OPTION TWO

This option seeks to provide 3 x 100sqm fully covered parking spaces in excess of 100sqm and 2 x 200sqm parking spaces and amenity in excess of 100sqm per unit. It also includes a garden area for additional 100sqm. The total parking spaces are 100sqm and the total amenity is 100sqm. The total garden area is 100sqm. The total parking spaces are 100sqm and the total amenity is 100sqm. The total garden area is 100sqm.



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Estate Agents

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
www.bearestateagents.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	