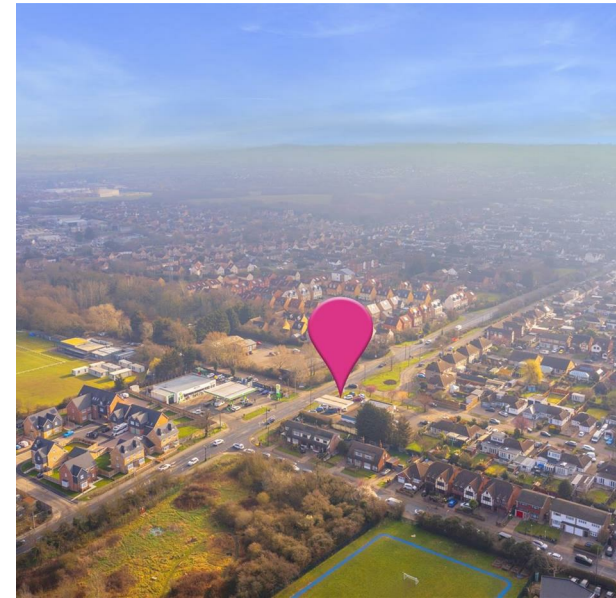


Jemsco Limited, 247 London Road, Rayleigh, SS6 9DW

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

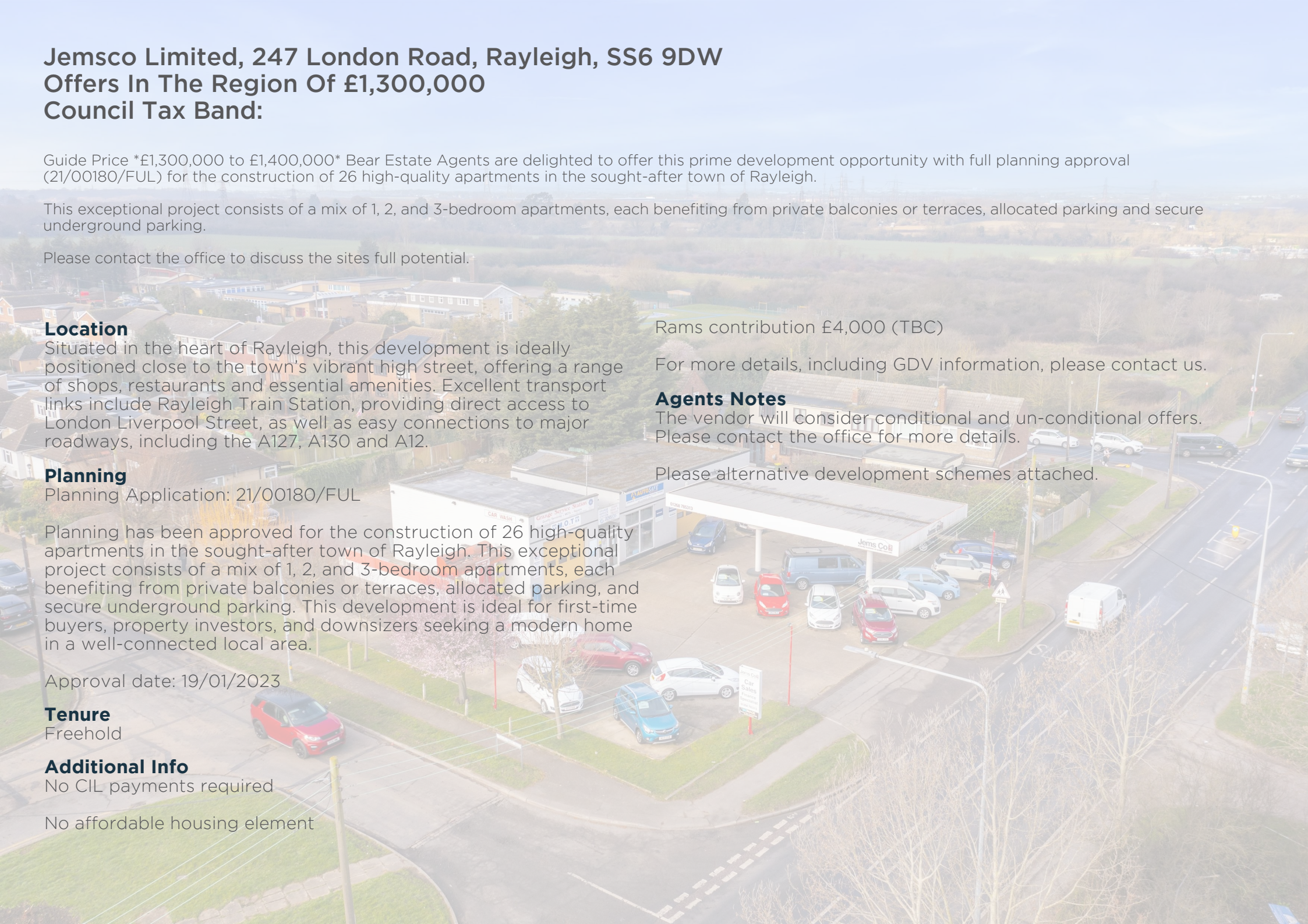
Rams contribution £4,000 (TBC)

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.

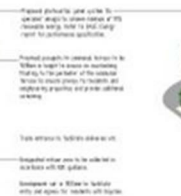
Please alternative development schemes attached.







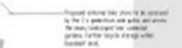
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PROPOSED LOUIS DRIVE WEST VIEW



PROPOSED LONDON ROAD VIEW



PROPOSED REAR VIEW



PROPOSED FRONTAGE VIEW

INDEX

The option seeks to provide 3 x 150sqm family dwellings (3-bedroom) in excess of technical space standards and with 2 off-street parking spaces and amenity in excess of 150sqm per unit. Each unit could incorporate a garden and additional 20sqm? Also these dwellings are over 2-storeys so can utilise roof space then potential 4-bedderes but this depend on the impact alongside the Louis Drive boulevard



Only

This option seeks to provide 3 x 4-bedroom dwellings (1) 2-carports with 100sqm garden space and off-street parking. Alongside the flats development re-worked and reduced to approximately 100sqm to provide 6-8 (2 level) bedroom self-contained flats each with a single EV charging parking space and communal amenity.



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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	