

MIXED-USE INVESTMENT OPPORTUNITY

Corner of Radford Way

Billericay | Essex | CM12 0AA

OFFERS IN THE REGION OF

£450,000

BEAR
ESTATE AGENTS

THE OPPORTUNITY

A prominent mixed-use address

A town-centre position with residential, commercial and parking accommodation in one considered scheme.

At the meeting point of Radford Way and Stock Road, the property sits immediately beside Billericay railway station and within an easy walk of the High Street.

The approved development brings together a flexible ground-floor commercial unit, three apartments above and secure underground parking. Private balconies serve the apartments, with a roof terrace to the penthouse. Its adaptable accommodation and forecast GDV schedule create an appealing prospect for developers and investors.



AT A GLANCE

- Planning approved
- Seconds from the station
- Walk to the High Street
- 2 x two-bedroom apartments
- 1 x penthouse apartment
- Balconies and roof terrace
- Ground-floor commercial unit
- Secure underground parking

STATION	HIGH STREET	3 APARTMENTS	£1.755M
next door	a short walk	above commercial	schedule marketing price total

THE BUILDING

Accommodation by level

A flexible mix of commercial and residential space, arranged around the corner site.

BASEMENT LEVEL

Secure underground parking.

GROUND FLOOR

Commercial space close to the station and High Street, positioned on the corner junction for strong exposure.

FIRST FLOOR

Two double bedrooms, one bathroom and an open-plan kitchen/reception with access to a private balcony.

SECOND FLOOR

A further two double bedrooms, one bathroom and an open-plan kitchen/reception with access to a private balcony.

TOP FLOOR

A penthouse with one double bedroom, bathroom and an open-plan kitchen/reception opening to a private roof terrace.



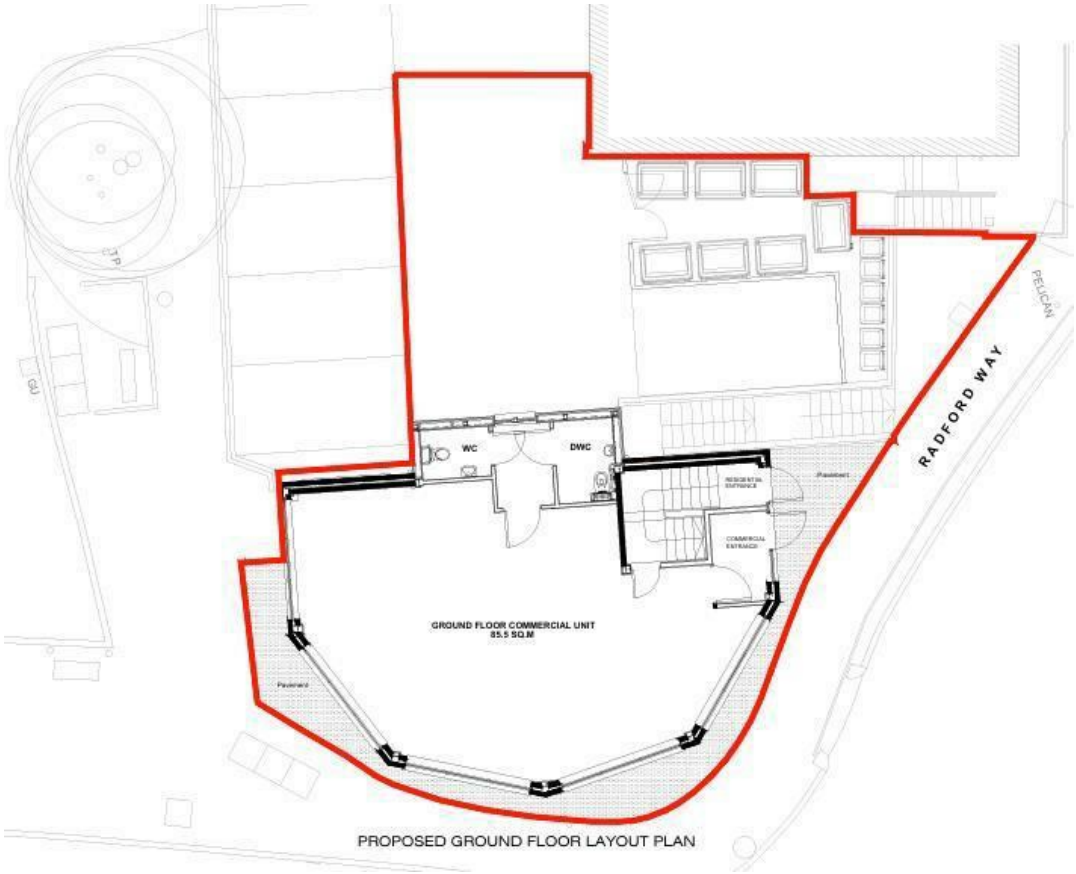
A CONNECTED TOWN-CENTRE SETTING

Mainline services link Billericay with London Liverpool Street and Stratford. Lake Meadows, Norsey Wood and Hanningfield Reservoir offer nearby countryside and open space.

GROUND FLOOR

Commercial presence, with secure parking below

An adaptable street-level unit occupies a high-visibility corner position.



PROPOSED GROUND FLOOR

A visible corner unit

The commercial accommodation sits just moments from Billericay Station and the High Street. Its position at the junction of Radford Way and Stock Road gives the unit a strong local profile.

86 sq m — commercial area

920 sq ft — approximate area

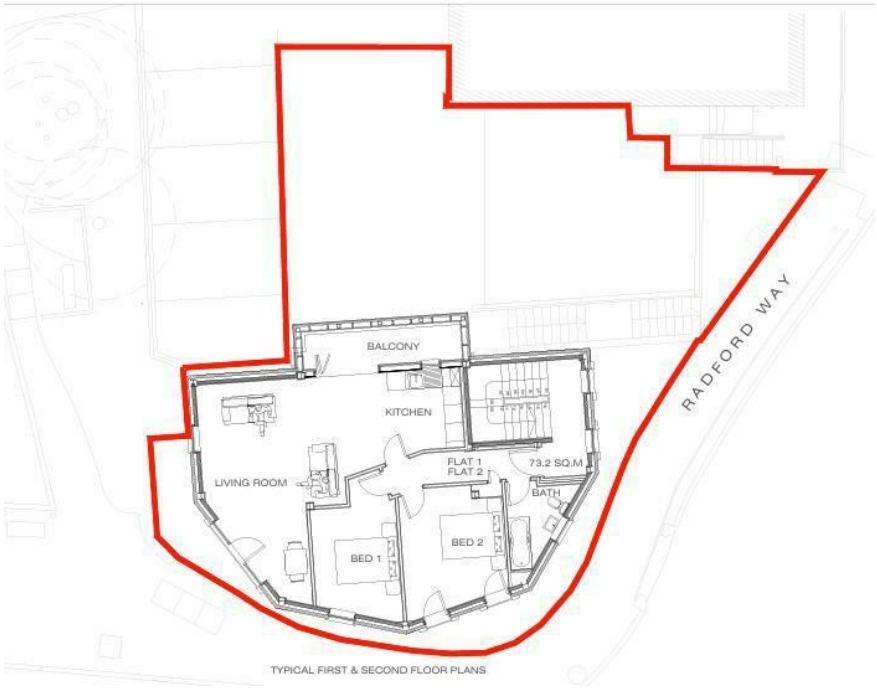
Basement — secure parking

Commercial use and occupation remain subject to relevant planning permissions and consents.

FIRST AND SECOND FLOORS

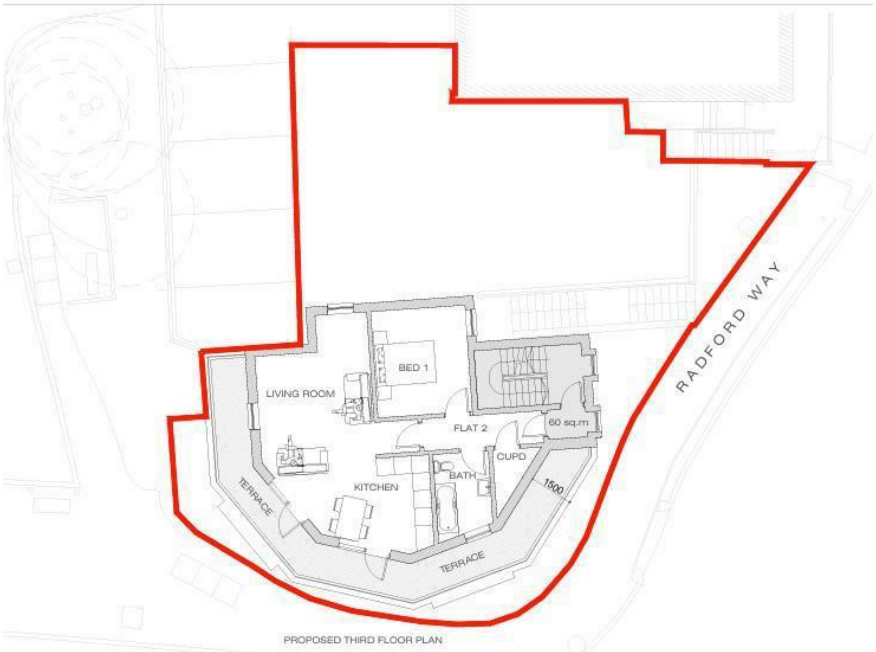
Two balcony apartments

The supplied plans show well-proportioned residential layouts with open-plan living areas.



First and second floor apartments

Two bedrooms | Balcony | Approx. 73 sq m



Top floor apartment

Two bedrooms | Balcony | Approx. 73 sq m

Illustrations are reproduced from the supplied plans. Measurements and layouts should be checked against the approved drawings.

THE LOCATION

Town-centre convenience, with open space nearby

Billericay combines mainline connections and High Street amenities with access to green space across the surrounding Essex countryside.



STATION & TOWN CENTRE

Map imagery supplied with original brochure



LOCAL AMENITIES

Map imagery supplied with original brochure



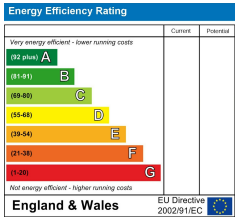
LAKE MEADOWS PARK

Map imagery supplied with original brochure

CONNECTED AND WELL PLACED

Billericay station offers mainline services to London Liverpool Street and Stratford. The High Street has local shops, cafes, restaurants and everyday amenities within walking distance.

Nearby destinations include Lake Meadows Park, Norsey Wood Nature Reserve and Hanningfield Reservoir Nature Discovery Park.



ENERGY EFFICIENCY SCALE

The supplied energy scale graphic is reproduced here for reference. Please refer to the property's current EPC for its verified rating.

ARRANGE A CONVERSATION

Bear Estate Agents

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Billericay Station | High Street | Essex countryside