



Bear Estate Agents are delighted to bring to the market this large parcel of land in Great Wakering, on the outskirts of Thorpe Bay.

The property offers excellent scope both for residential and commercial development with further investment opportunities such as a commercial multiple occupancy site. There is parking for upwards of 50 vehicles, side access.

Although its rural its only a 5 minute drive from Thorpe Bay. The council's current planning policies suggest there is a strong chance of approval for residential units .

The vendor is seeking offers between £1,250,000 to £1,500,000 and will consider an option contract.

Please speak to your architect, to determine whether this is the right option for you. Sits on approximately an acre, and is versatile.

- The Property Offers Excellent Scope Both For Residential And Commercial ( STP)
- The Plot Is Approximately 1 Acre
- Sought After Location
- Storage Approved For Front Parcel
- Parking For 50 Plus Vehicles
- Walking Distance To Thorpe Bay And Is Situated In A Rural Location
- Popular Walking And Bird-Watching Area With Footpaths Across Farmland And Sea Walls

## Wakering Road

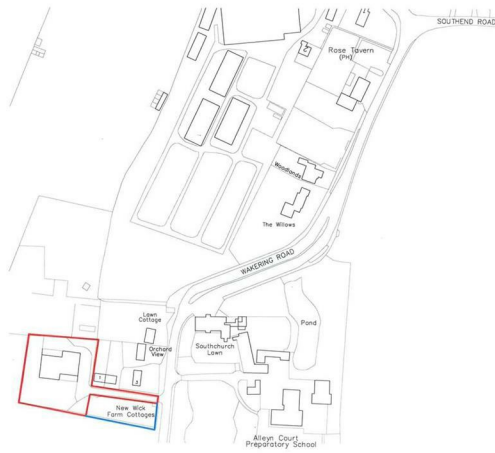
Southend-On-Sea

**£1,250,000**

Guide Price



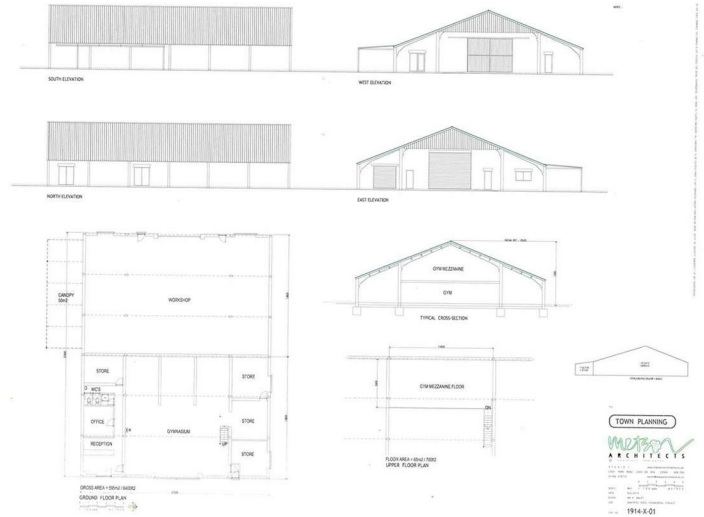
# Wakering Road



STUDIO 1  
122A PARK ROAD SOUTHEND-ON-SEA  
ESSEX S20 2DU 01702 42214  
www.metsonarchitects.co.uk  
info@metsonarchitects.co.uk

SCALE: 1:400  
DATE: NOVEMBER 2020  
CLIENT: MIP WALKY  
JOB: LAND OFF WAKERING ROAD QT WAKERING ESSOPY DWG NO.

LOCATION PLAN  
0 10 20 40 METRES  
1:1250  
1914-X-00



## Previous Planning Details

21/02139/FUL- Demolish existing agricultural building, erect no.3 detached dwellinghouses with associated parking and amenity space (Amended Proposal) – this was rejected. Planning landscape has since shifted, please perform your own due diligence on planning.

## CIL And S106

To be confirmed - subject to planning.

## Utilities

The vendors have informed us the adjacent properties both benefit from power and water. All interested parties are advised to make their own enquiries.

## Situation

The site occupies a prominent location in the City Of Southend-On-Sea. The site is offered on a vacant possession.

## Tenure & GDV

The Property is held as FREEHOLD.

For comparable evidence, please enquire within.

## Location

The location is a semi-rural village in the Rochford District of Essex, just east of Southend-on-Sea. The land around Wakering Road includes a mix of industrial, business units and open fields. The area is low-lying and fairly close to sea level. The location is a stone throw away from Southend Sea Front and Town Centre.

## Proposal

Fee's apply to purchaser.

The vendor will consider subject to planning, options and unconditional offers.

## Viewing Arrangements

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

## 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.

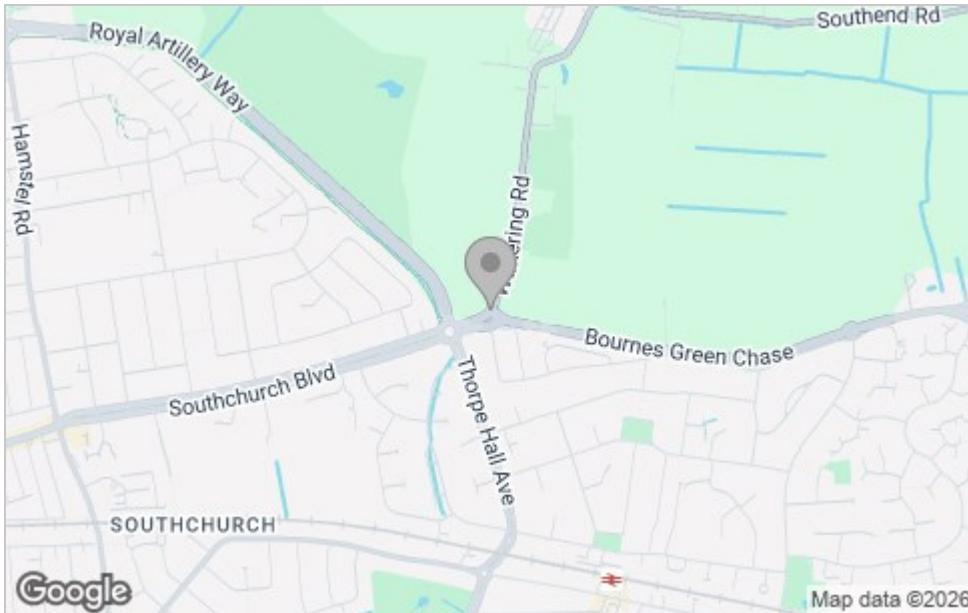
A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.



## 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

