



SMC
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For Sale

FREEHOLD CONSENTED DEVELOPMENT SITE IN
WICKFORD, ESSEX

£550,000

Block E Riverside House, Lower Southend Road,
Wickford, SS11 8BB

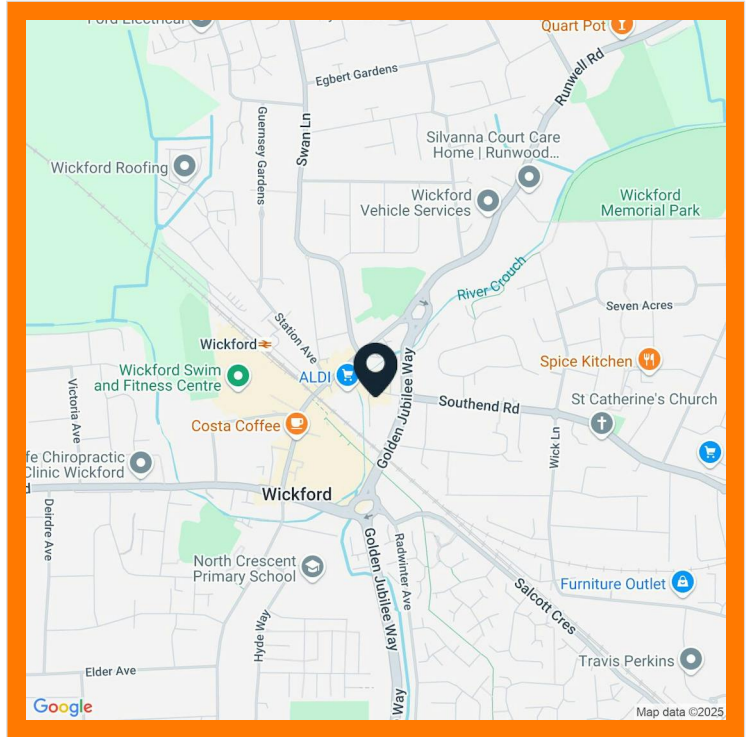
01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Freehold site of 7,210 sq ft (0.165 acres) ideal for residential development
- Located in Wickford town centre and within a short distance from Wickford train station and a variety of shops and amenities
- Planning consent for four-storey residential building comprising 7 flats (six 2-bedroom and one 1-bedroom flats)
- South Essex location, approximately 30 miles east of London and within easy access of the Essex countryside
- Ideal for a local or regional residential developer



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises a level site of approximately 7,210 sq ft (0.165 acres) with a frontage to Lower Southend Road. The land has been used for car parking and runs close to the River Crouch.

Location

The property is located on Lower Southend Road / Stilemans in Wickford town centre, within the Borough of Basildon which is located in south Essex. Wickford is within easy reach of a number nearby towns and villages including Billericay, Basildon, Rayleigh and South Woodham Ferres. The property is approximately 2 miles from the A127 and 3 miles from the A13, which links to central London and outer Essex.

Wickford Rail Station is nearby, providing regular services to London Liverpool Street in approximately 40 minutes. There are a variety of shops and amenities within close proximity including Aldi, Wickford Lawn Tennis Club, Anytime Fitness, Costa Coffee, and many more local and national traders.

Basildon Council (which Wickford falls under) has been given a target of building up to 4,220 new homes as part of the local plan. Wickford is a semi-rural location which is undergoing regeneration with various new developments in the locality.

Planning

The property benefits from an approved scheme for Block E as follows:

Proposal: Four-storey residential building comprising 7 flats (six 2-bedroom and one 1-bedroom flats)

Reference: Application No: 20/01480/FULL

Dated: 19.08.2022

The CIL for the development is TBC.

We would advise prospective purchasers to make their own enquiries and seek professional advice.

Tenure

The property is offered for sale on a Freehold basis with vacant possession. Further details are available by request.

Price

£550,000.

VAT

We are informed VAT is not payable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Brochure Marketing Images

Please note the brochure images are CGI's showing the potential built out development. The site is currently a car park site awaiting development.

Business Rates

Further information is available upon request.

Energy Performance Certificate

Upon Enquiry

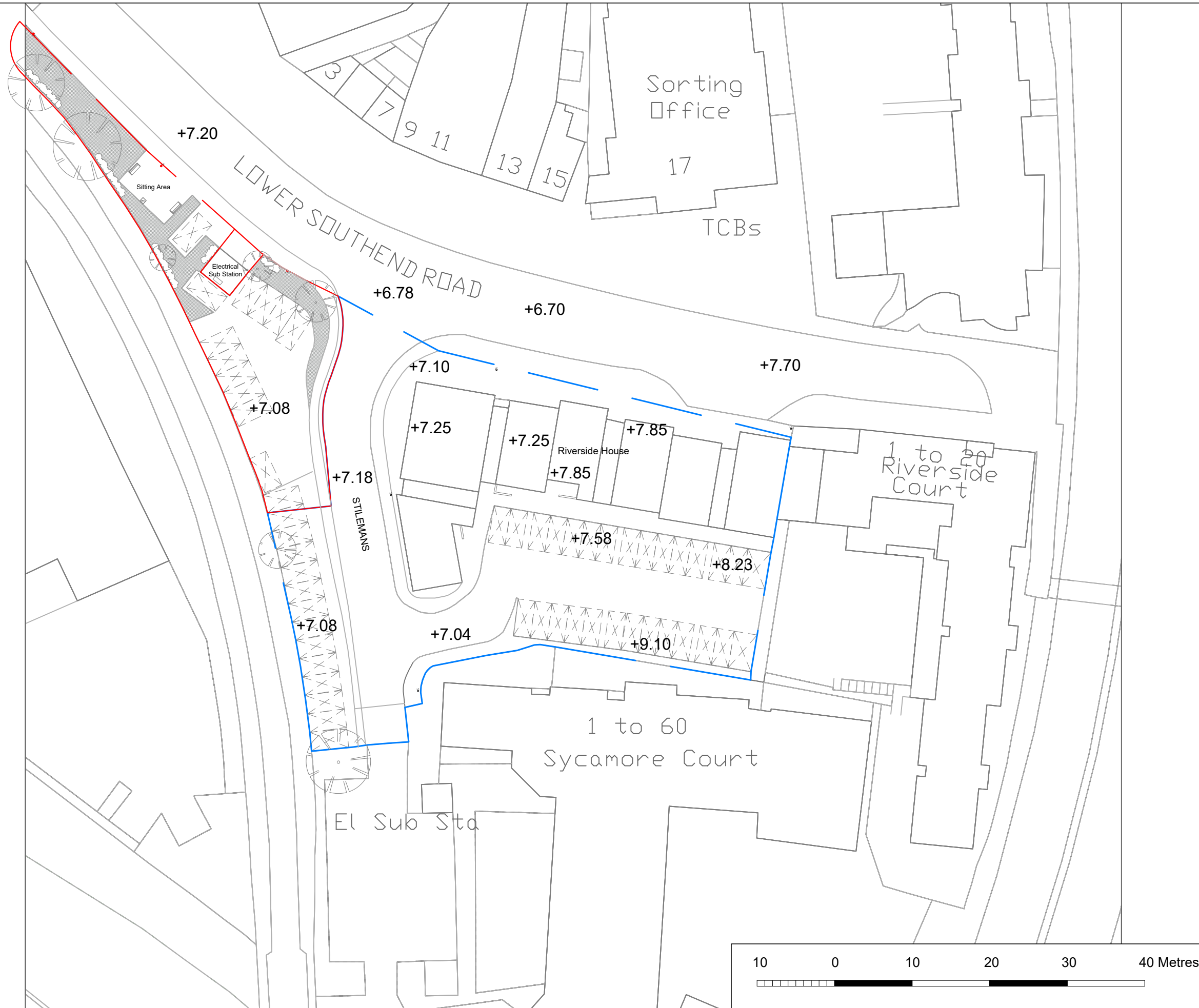
Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Francois Neyerlin

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It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

Revision	Description	Date
A	Changes to site boundary to provide the existing RH building with more parking bays	18/08/2021

Legend:

— Proposed Development Site

— Land at Applicant's Ownership

NORTH

CUBITCONSULTING
PROPERTY & CONSTRUCTION CONSULTANTS

13-21 Curtain Road
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EC2A 3LT

Tel: 020 7253 5050
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Website: www.cubitconsulting.co.uk

Project title: Riverside House, Lower Southend Road, Wickford, Essex SS11 8BB

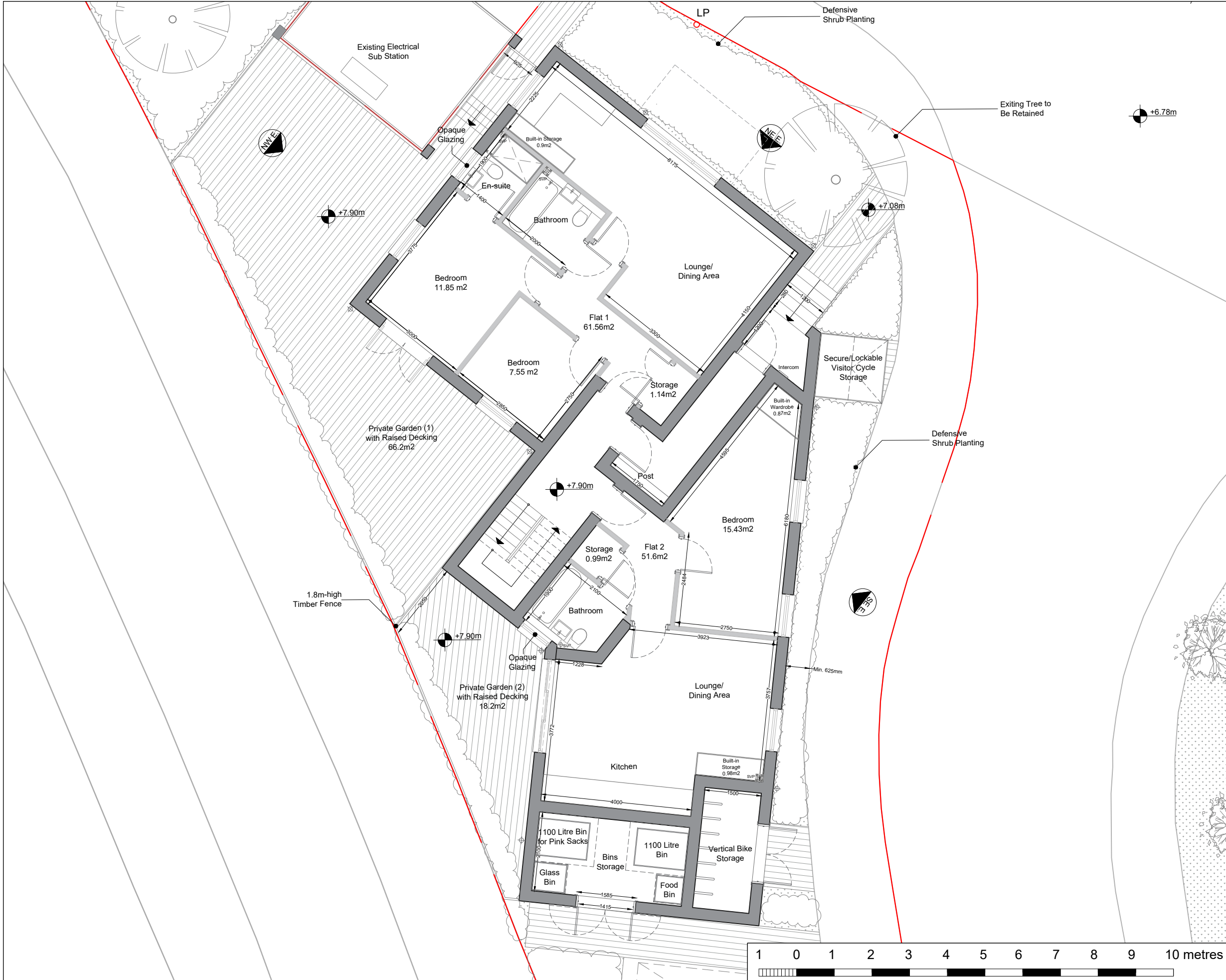
Drawing Title: Existing Site/Location Plan

Date: August 2020 Scale: 1:500@A3

Drawn By: EH

Job No:	Drawing No:	Rev:
9811	002	A

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Revision	Description	Date
A	Changes to address the Council's concerns and meet all of the case officer's requirements	18/08/2021
B	Changes based on comments provided by the case officer	09/12/2021
C	Changes to dormers and downpipes based on comments provided by the case officer	14/12/2021



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Website: www.cubitconsulting.co.uk

Project title: **Riverside House, Lower Southend Road, Wickford, Essex SS11 8BB**

Drawing Title: **Proposed Ground Floor Plan**

Date: **August 2020** Scale: **1:100@A3**

Drawn By: **EH**

Job No:	Drawing No:	Rev:
9811	102	C

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Website: www.cubitconsulting.co.uk

Project title: **Riverside House, Lower Southend Road,
Wickford, Essex SS11 8BB**

Drawing Title: **Proposed First Floor Plan**

Date: **August 2020** Scale: **1:100@A3**

Drawn By: **EH**

Job No:	Drawing No:	Rev:
9811	103	C

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C	Changes to dormers and downpipes based on comments provided by the case officer	14/12/2021



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Project title: Riverside House, Lower Southend Road, Wickford, Essex SS11 8BB

Drawing Title: Proposed Second Floor Plan

Date: August 2020 Scale: 1:100@A3

Drawn By: EH

Job No:	Drawing No:	Rev:
9811	104	C

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