

DEVELOPMENT SITE (STP) FOR SALE



**33/35 Castle Road
Rayleigh
Essex SS6 7QD**

Location:

The site is located on the northern side of Castle Road adjacent to Castle Road Car Park within walking distance of shops and bar/restaurants of Rayleigh High Street and Rayleigh Train Station. There is a good road connection to the Rayleigh Weir roundabout and A127 arterial road.

Description:

The development replaces the existing 2 semi detached houses fronting Castle Road. There are two planning options as follows:

A detached 3 bedroom house with associated parking and landscaping

Application reference: **23/01009/FUL received on 01/12/2023 (Approved)**

1 x detached, 3-bed dwelling and a building consisting of 8 x flats (6 x 2 bed and 2 x 1 bed) with associated access, car parking and balconies, involving demolition of existing semi-detached dwellings and all outbuildings.

Application reference: **23/00482/FUL received on 26/05/2023 (Awaiting decision)**

A design and access statement pdf documentation is available to send by email.

Accommodation:

NAME:	OCCUPANCY	AREA
Flat 1	2bed 3 person	61.60 Sq M
Flat 2	1bed 2 person	52.10 Sq M
Flat 3	2bed 4 person	70.10 Sq M
Flat 4	2bed 3 person	61.30 Sq M
Flat 5	2bed 3 person	63.10 Sq M
Flat 6	1bed 2 person	52.50 Sq M
Flat 7	2bed 4 person	70.30 Sq M
Flat 8	2bed 3 person	62.70 Sq M
House	3bed	113.90 Sq M

Price:

£1,200,000 for the Freehold exclusive.

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

Each party to be responsible for their own solicitors legal costs.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if the proposed application is covered by the current planning.