

FOR SALE

DEVELOPMENT SITE

WOLSEY PARK, RAWRETH LANE, RAYLEIGH SS6 9GQ

- Approx 1.08 Acres (0.44 Hectares)
- Available for Immediate Sale
- Vacant Possession
- Outline consent for Class A1, A3, A4, C2, D1a and D1b uses

**Lambert
Smith
Hampton**

**WHIRLEDGE
& NOTT**

FOR SALE

DEVELOPMENT SITE

- 1.08 Acres (0.44 Hectare)
- Prominent frontage on to Rawreth Lane
- Service connection points within the vicinity
- Vacant Possession
- Adjacent to Countryside Wolsey Park development

LOCATION

The Wolsey Park development is located to the south of Rawreth Lane, under two miles from Rayleigh Train Station. The site is situated opposite Countryside's Wolsey Park development. Direct access to the site will be taken via Rawreth Industrial Estate Road.

SITE DESCRIPTION

The site extends to approximately 1.08 acres, with a prominent frontage onto Rawreth Lane. The site is fenced and vegetation was cleared in October 2019. A public footpath runs North South along the eastern boundary.

PLANNING

Outline planning permission has been granted for use classes A1 (Retail), A3 (Food and Drink), A4 (Drinking Establishments), C2 (Residential Institutions), D1a (Health or Medical Centre) or D1b (Crèche, Day Nursery or Day Centre). Proposals for residential development (with the exception of care) will not be given consideration.

Upon request a data room containing the topographic survey, details of the utilities, planning documents and survey work will be provided via the agents.

Wolsey Park is arranged over 46.7 acres and when finished will provide c. 500 2 bed to 5 bed houses. The scheme also has consent for a new medical centre and primary school.

AREA

	Acres	Hectares
Total	1.08	0.44

OPPORTUNITY

Site is owned by Countryside Properties (UK) Ltd.

VIEWINGS

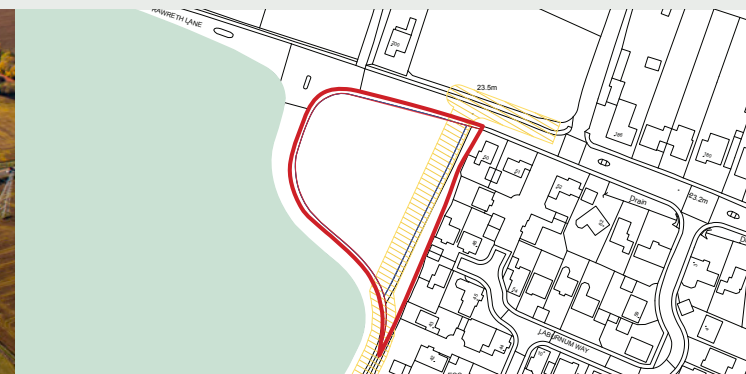
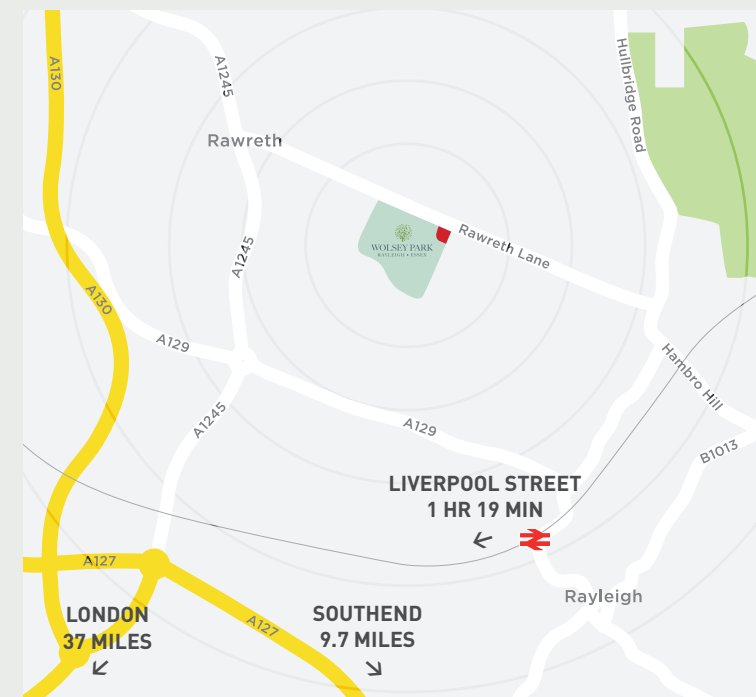
The site can be viewed from the boundaries along the road frontages and footpath on the eastern boundary.

VAT

VAT will be applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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