



Residential Development: Great Waking

POA

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Development Site: Great Waking

Resolution to grant outline planning consent for up to 120 residential units (subject to Section 106). Freehold site with vacant possession approximately 5.3 Ha (13.1 acres).

DETAILS

The site extends to approximately 5.3 Ha (13.1 acres) and is situated off Barrow Hall Road, Great Waking, Essex SS3 0PE

DIRECTIONS

Great Waking is a village located approximately 2.25 miles north east of Southend Town centre. The site is located at the western edge of the village immediately north of the B1017, the principal route both in and out of the village and accessed from Barrow Hall Road.

TENURE

The site is available for sale on a freehold basis.

TOWN & COUNTRY PLANNING

Resolution to grant outline planning permission (Ref. 16/00731/OUT) was granted subject to the entering of a Section 106 agreement by Rochford District Council on the 16th December 2016.

The planning application being for 'the development of up to 120 homes (including the provision of up to 35% affordable housing), Public Open Space and associated parking with all matters reserved except access'. The site is accessed from Barrow Hall Road and we have been advised that such access is delivered over land controlled or highway land.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAYS

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of ways, whether or not mentioned in these particulars.

METHOD OF SALE

The marketing process is to be concluded by informal tender. Unconditional offers are to be received on or before **midday on Wednesday, 29th March 2017** and sent for the attention of: m.jordan@whirledgeandnott.co.uk

The vendors to not undertake to accept the highest offer or indeed any offer. Further tender requirements will be provided two weeks before the bid date.

SERVICES

Purchasers must make their own enquiries to ensure that the necessary services are available to meet their requirements.

BOUNDARIES, PLACES AND AREAS

The eastern boundary and part of the southern boundary are enclosed by existing properties² on Little Waking Road and Southend Road (B1017). The northern boundary borders Barrow Hall Road on the boundary between Great Waking and Little Waking and open views from the site extend westward over agricultural land.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

JOINT MARKETING

Savills

**Whirledge
&Nott**

Land • Property • Development