

FOR SALE

Development Opportunity – Planning Granted
Former Motor Trade Premises (4,223 sq. ft. / 392 m²)
Site Area of 0.29 acres (0.18 hectares)

1 Runwell Road, Wickford, Essex, SS11 7BZ



- Planning consent granted – 29 flats, 1 Class E unit
- Prominent corner position in town centre
- Mainline railway station – approx. 320 metres
- Potential for roadside use – subject to planning

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

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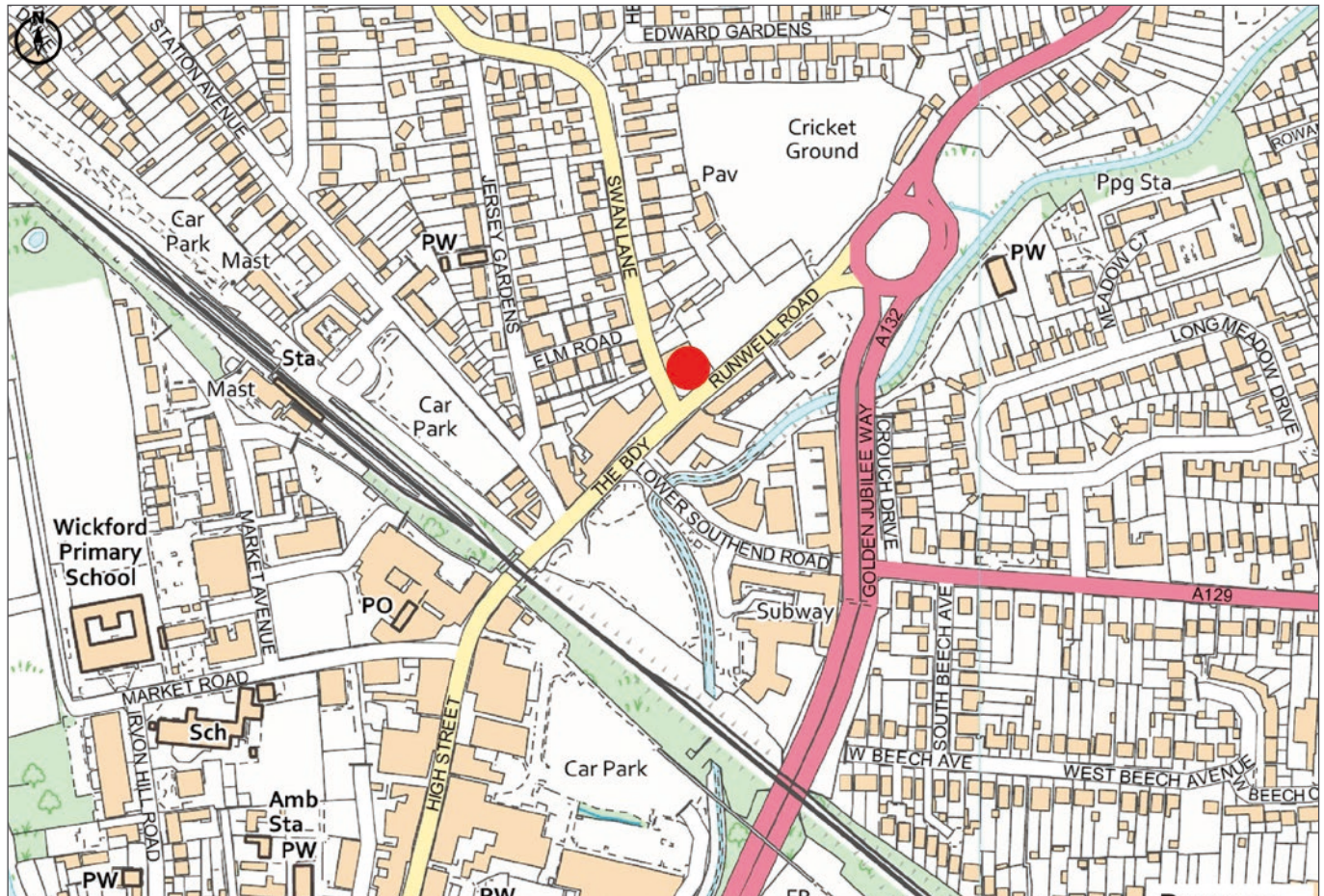
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Location

The property is located at the corner of Runwell Road and Swan Lane within Wickford town centre. Adjacent to the property is a large residential led development currently under construction. To the rear of the site is residential land use (housing) together with Wickford Tennis Club and Cricket Ground. Along Runwell Road and The Broadway are a number of shops, pubs and other commercial occupiers. There is a large superstore a short distance from the subject property. Wickford railway station is a short walk, providing regular mainline services between Southend-on-Sea and London Liverpool Street. The main high street, town centre parking and a large proposed £30 million superstore development are to the south.

Description

Former single storey motor trade premises with four loading doors leading into the main workshop and showroom. The property benefits from a large forecourt/parking area to the front from Runwell Road, and further yard to the rear with vehicular access off Swan Lane.



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Tenure

The property is held freehold and will be sold with vacant possession.

Site Area

0.29 acres / 0.18 hectares (subject to survey).

Existing Building

Workshop, showroom, offices and WCs.

Gross Internal Area 4,223 sq. ft. (392 m²).

Planning

Planning consent was granted by Basildon Borough Council in December 2024 for the *'demolition of existing car showroom/outbuildings and erection of a four storey building comprising 29 residential apartments (14x one bed and 15x two bed), associated amenity space, based on car parking and one Class E flexible commercial use unit'* under application reference 22/00376/FULL.

Proposed Accommodation

Residential: 14x one bed flats, 15x two bed flats.

Commercial: Class E unit 861 sq. ft. /80m².

Other: 23 parking spaces, bike store.

Section 106 Agreement

The Section 106 Agreement provides for index linked contributions totalling £129,485.

We understand there is no specified Affordable Housing contribution but there is an early and late stage review mechanism to determine off-site commuted sums payable if financial viability improves.

Further details are available through Basildon Borough Council planning portal or via Kemsley LLP.



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Guide Price

Offers In Excess Of £1,500,000.

VAT

Sale of the property will not be subject to VAT.

Viewing

The site is open for viewing from the roadside. Internal viewing of the existing buildings can be provided strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Contact

All enquiries to be directed to the sole agents:

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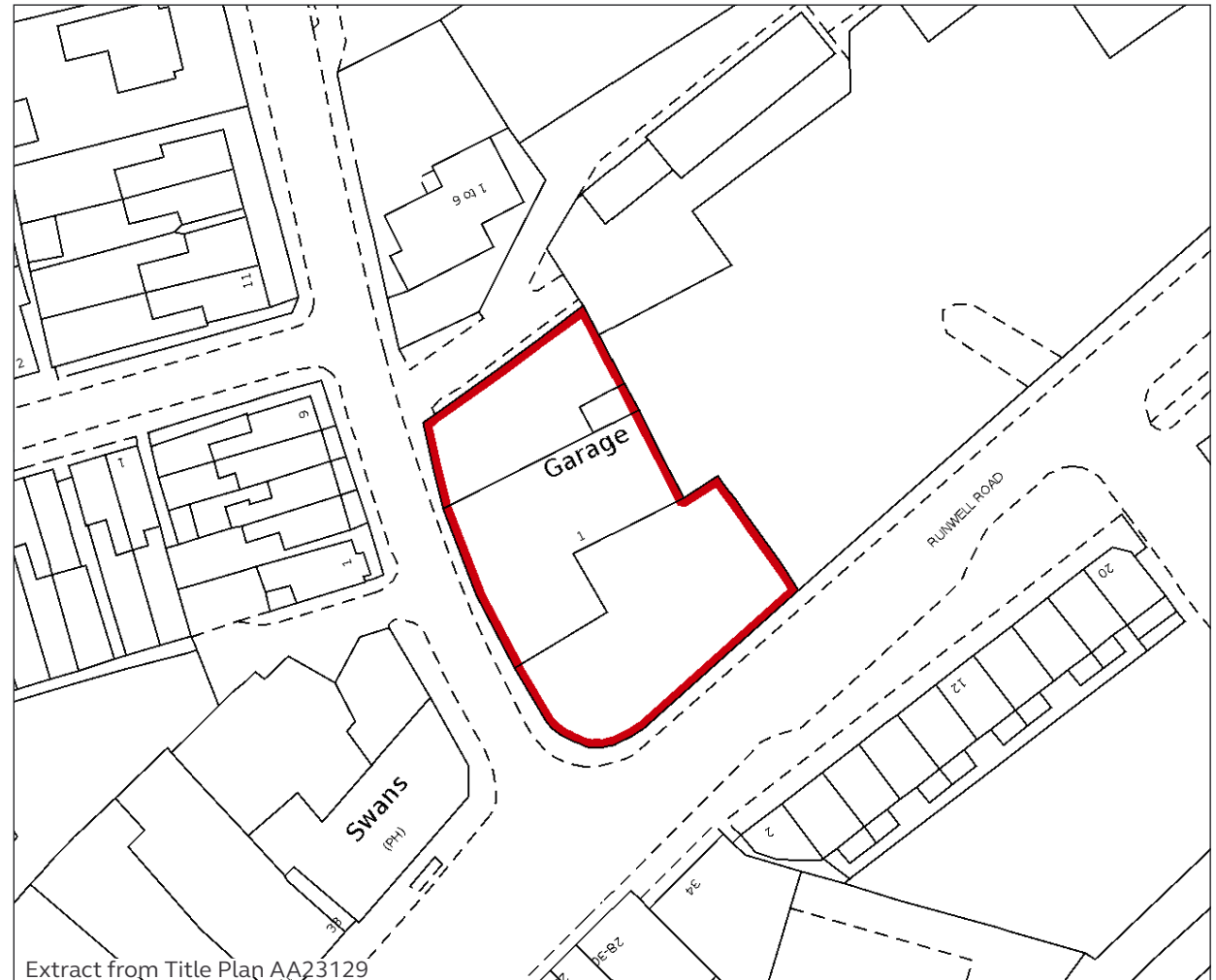
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Reference: AC2968



Extract from Title Plan AA23129

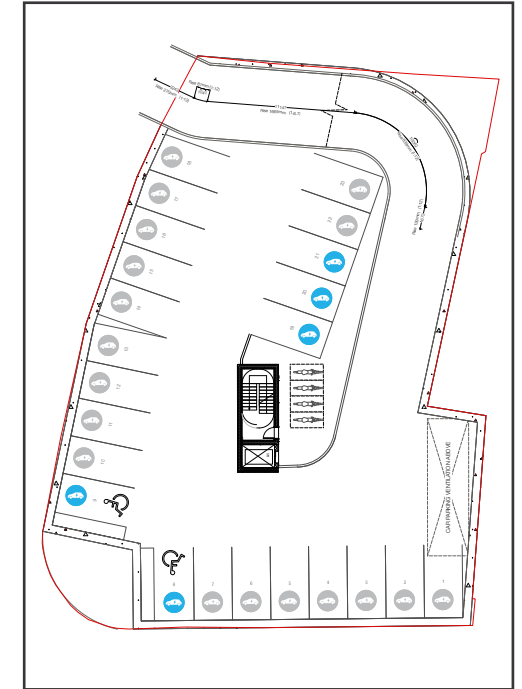
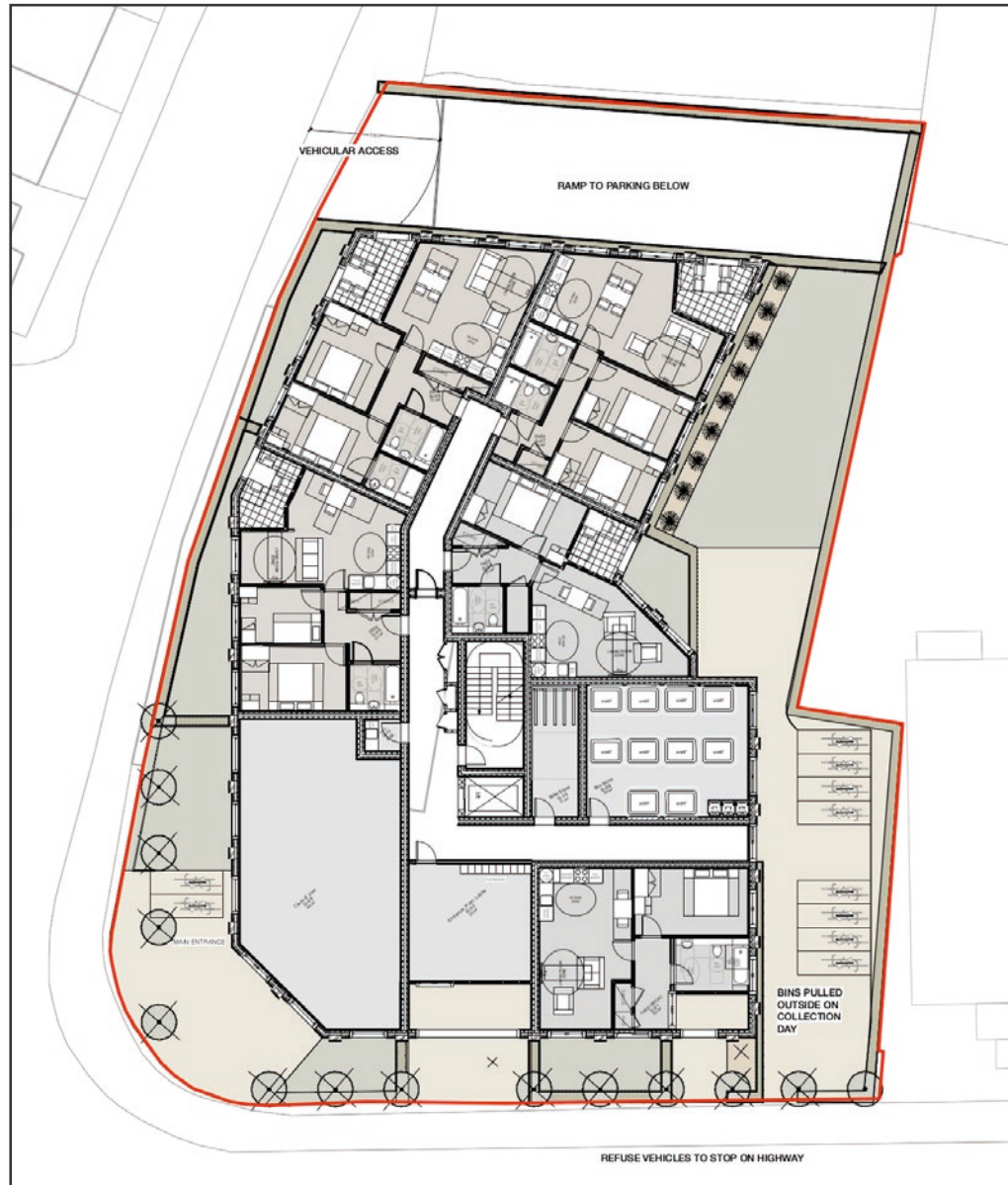
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Floor Plans – further plans on request



Analysis



Advice



Solution

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