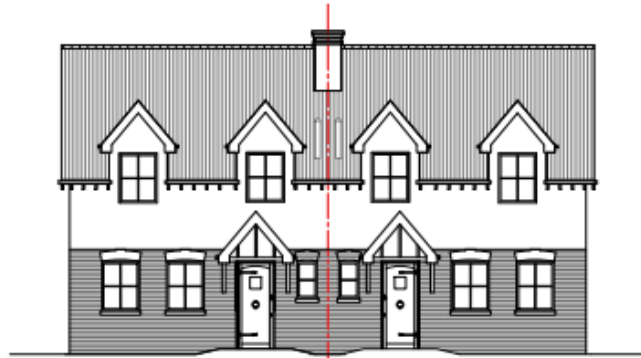


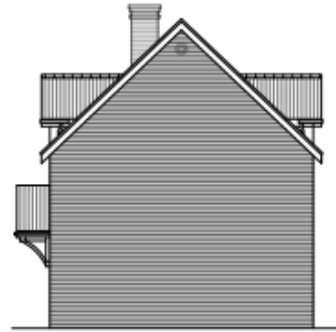
# DEVELOPMENT SITE IN WICKFORD - FREEHOLD FOR SALE

4 Nevendon Road, Wickford, Essex SS12 0QG

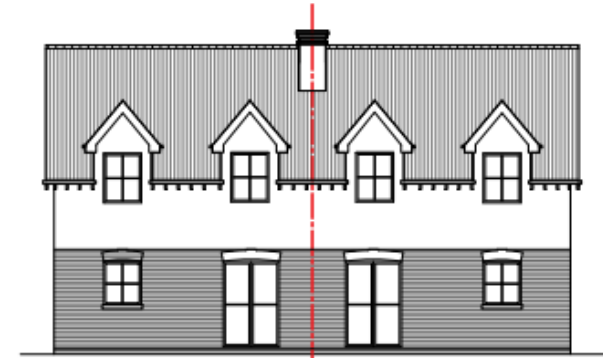
DETAILED PLANNING CONSENT FOR THE ERECTION OF A TWO STOREY END OF TERRACE HOUSE AND TWO SEMI-DETACHED CHALET STYLE DWELLING HOUSES RETAINING THE EXISTING DWELLING HOUSE



Proposed Front Elevation

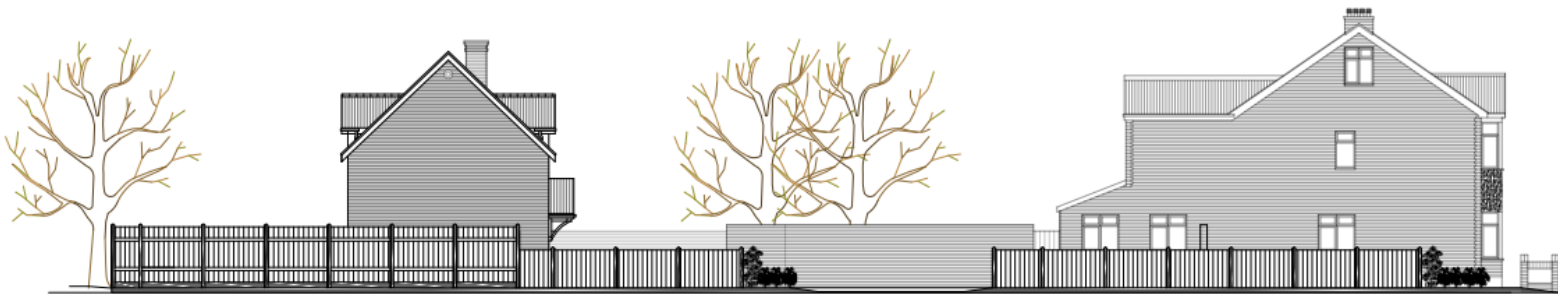


Proposed Flank Elevation



Proposed Rear Elevation

- ⇒ Prominent corner site in central Wickford close to all amenities
- ⇒ Wickford train station is within walking distance
- ⇒ Detailed planning permission received
- ⇒ Freehold offers invited



Street Scene



Proposed Front Elevation



Proposed Flank Elevation



Proposed Rear Elevation



## DESCRIPTION AND LOCATION:

Prominent corner site fronting Nevendon Road in the centre of Wickford close to shops, bars, restaurants etc and within walking distance of Wickford railway station providing a frequent rail service to London Liverpool Street.

The site is more or less clear with the exception of the existing residential dwelling which remains as part of the development.

## SITE

**The site originally housed old workshop buildings and an existing residential dwelling.**

**The residential dwelling remains and is extended and enhanced to provide a three bedroomed terrace house with one bathroom, one downstairs w/c and a large ground floor family area.**

**The new build properties consist of a three bedroom end of terrace house fronting Nevendon Road and then two x two bedroom houses both 844 sq.ft in size.**

## FOR SALE FREEHOLD

Freehold offers invited.

## VIEWING

The site can be seen externally but for internal inspection or full access contact the Vendors sole appointed agents, Ayers & Cruiks.

## PLANNING

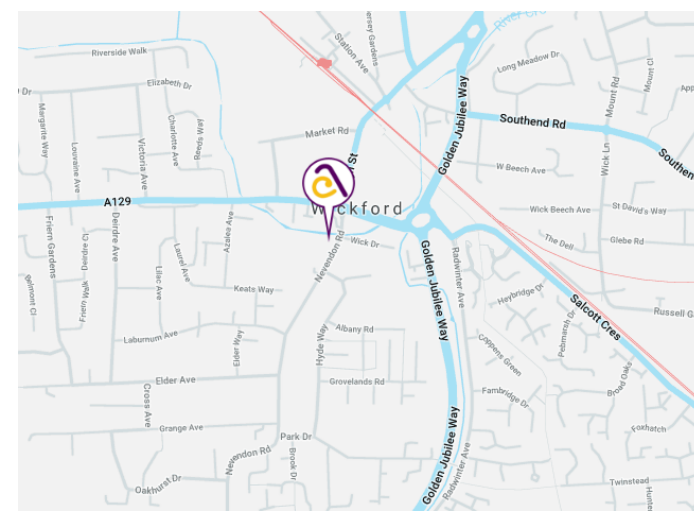
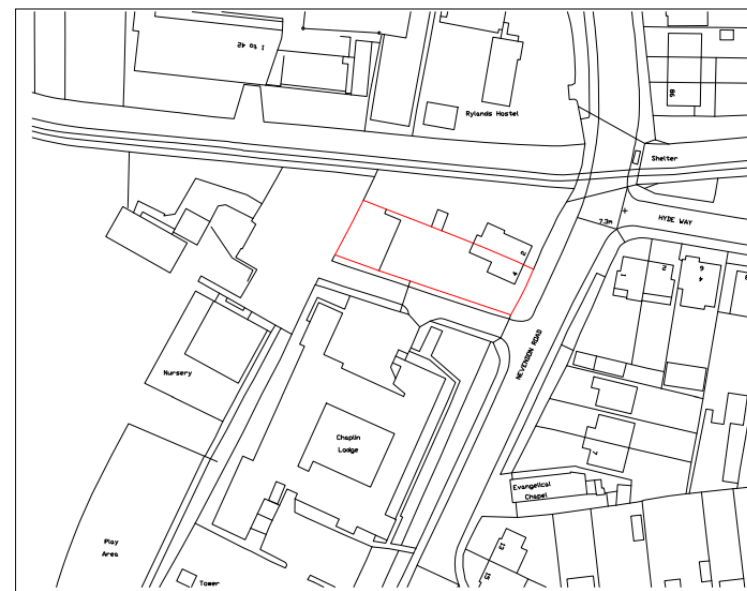
The site received detailed planning permission on the 18<sup>th</sup> September 2017 for the Demolition of existing out buildings. Erect two storey end of terrace dwelling house adjacent to No. 4 Nevendon Road and two semi-detached chalet style dwellinghouses at rear with associated landscaping and car parking forming vehicular access onto Nevendon Road.

### Planning Reference 17/01116/FULL

Contact Ayers & Cruiks for copies of plans and planning documents

## LEGAL COSTS

Both parties to be responsible for their own legal costs.



# Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



### Misrepresentation Act 1967

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