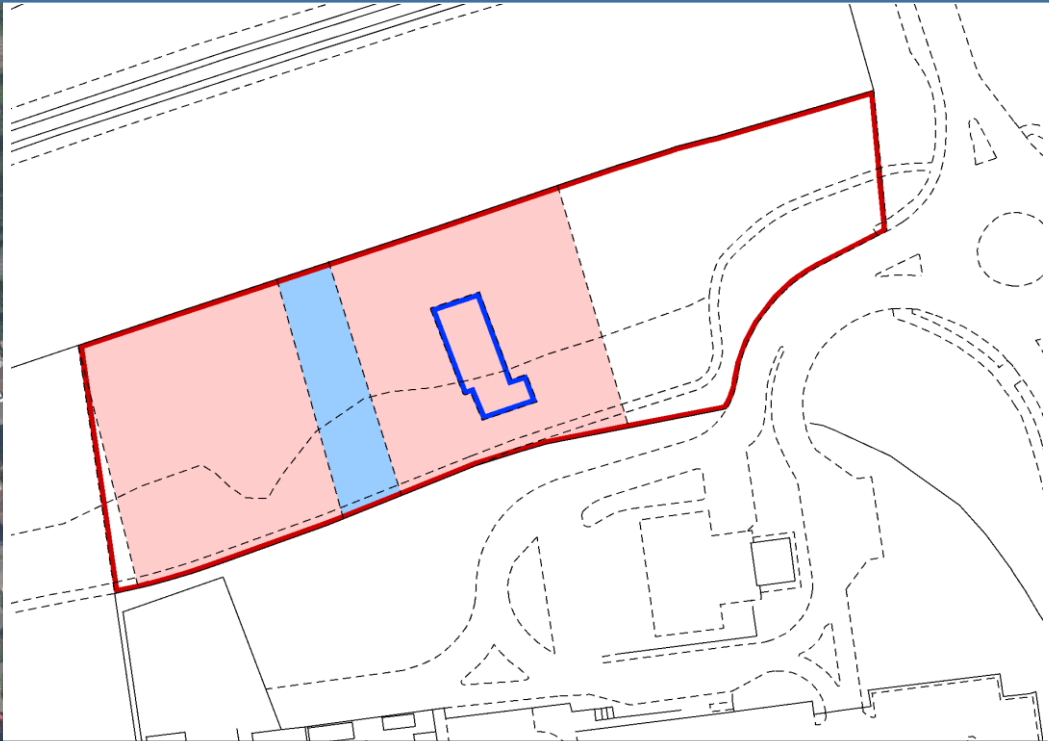


**FOR SALE FREEHOLD**

**RESIDENTIAL DEVELOPMENT SITE. APPROX. - 1.85 ACRES (0.75 HA)**

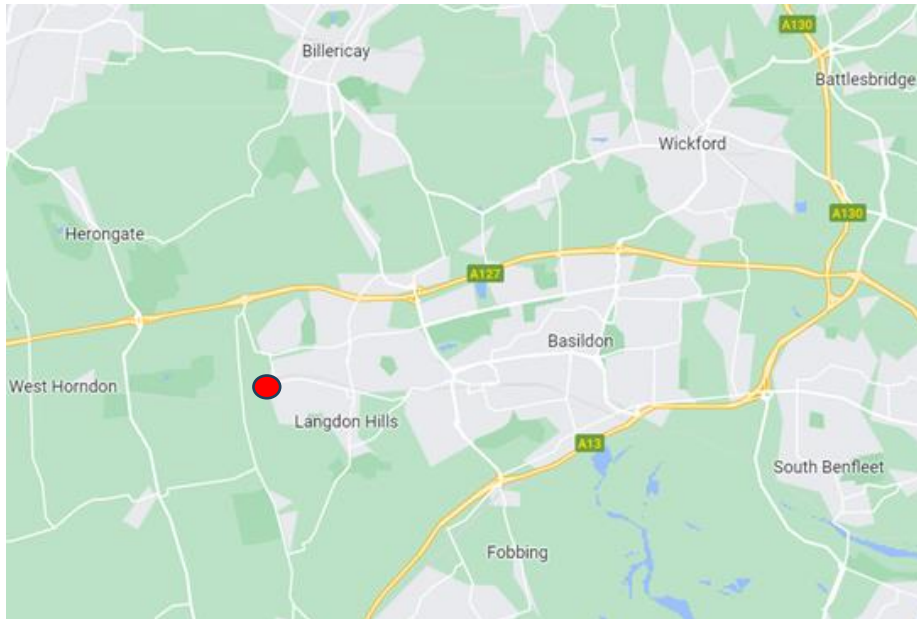


**MANDEVILLE WAY, LAINDON, BASILDON, ESSEX, SS15 6TJ**

## LOCATION

The site lies off the west side of Mandeville Way, Laindon (B1036) to the north and adjacent to the Tesco Superstore and Petrol Filling Station, within the Langdon Hills area of Laindon.

Laindon lies a short distance south of the A127 Southend Arterial Road at its junction with West Mayne and approx. 3.5 miles west of Basildon Town Centre.



Laindon Rail Station is within 5 minutes' drive and Basildon Town Centre and shopping facilities within 10 minutes' drive.

## DESCRIPTION

The property comprises a broadly rectangular site measuring approx. 1.75 acres (0.75 ha) registered under Title No – EX789979.

## PLANNING

Planning permission was granted in March 2015 (ref 13/00474/FUL) by Basildon Borough Council for the development of 20 No. houses (11 no. x three bed, 9 no. x four bed), with associated road, parking areas and alteration to existing Tesco access road which was subject to a S106 agreement. That planning consent has now expired. The proposed scheme is shown on the plan below.



## **TERMS**

The site is to be sold freehold. The purchaser will be required to enter into a pre agreed Works Agreement with adjoining landowner Tesco Stores Limited and other associated parties. Further details will be provided.

## **PRICE**

Unconditional offers in the region of £2,000,000.

## **VAT**

Value Added Tax is applicable to the sale price.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **FURTHER INFORMATION**

For further information contact selling agents:

Mass & Co - Mark Mannering Tel: 01277 201300

Email: [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)