– UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY –

THE FREEHOLD SALE OF 3 SITES SITUATED ALONG

LONDON ROAD BASILDON

RAPLEYS

LOCATION

Basildon is a well-established commuter town in Essex, located approximately 26 miles east of Central London. The town benefits from strong transport connections, making it popular with both owner-occupiers and investors.

Basildon offers direct rail services to London Fenchurch Street in circa 35 minutes along the c2c line, alongside strong road connectivity via the A127 and A13, which link to the M25 and provide easy access to London and the wider Essex region.

Basildon benefits from an established Town Centre which is located 3.2 miles from the subject site which offers a comprehensive range of retail and leisure amenities, such as the Eastgate shopping centre alongside key local facilities including Basildon Hospital.

RAIL

Pitsea railway station is located approximately a 15-minute walk from the subject site (0.9 miles), with direct services to London Fenchurch Street.

ROAD

The site is situated 700m east of Junction 25 of the A13, providing direct access to the M25 and onward strategic road network.

AIR

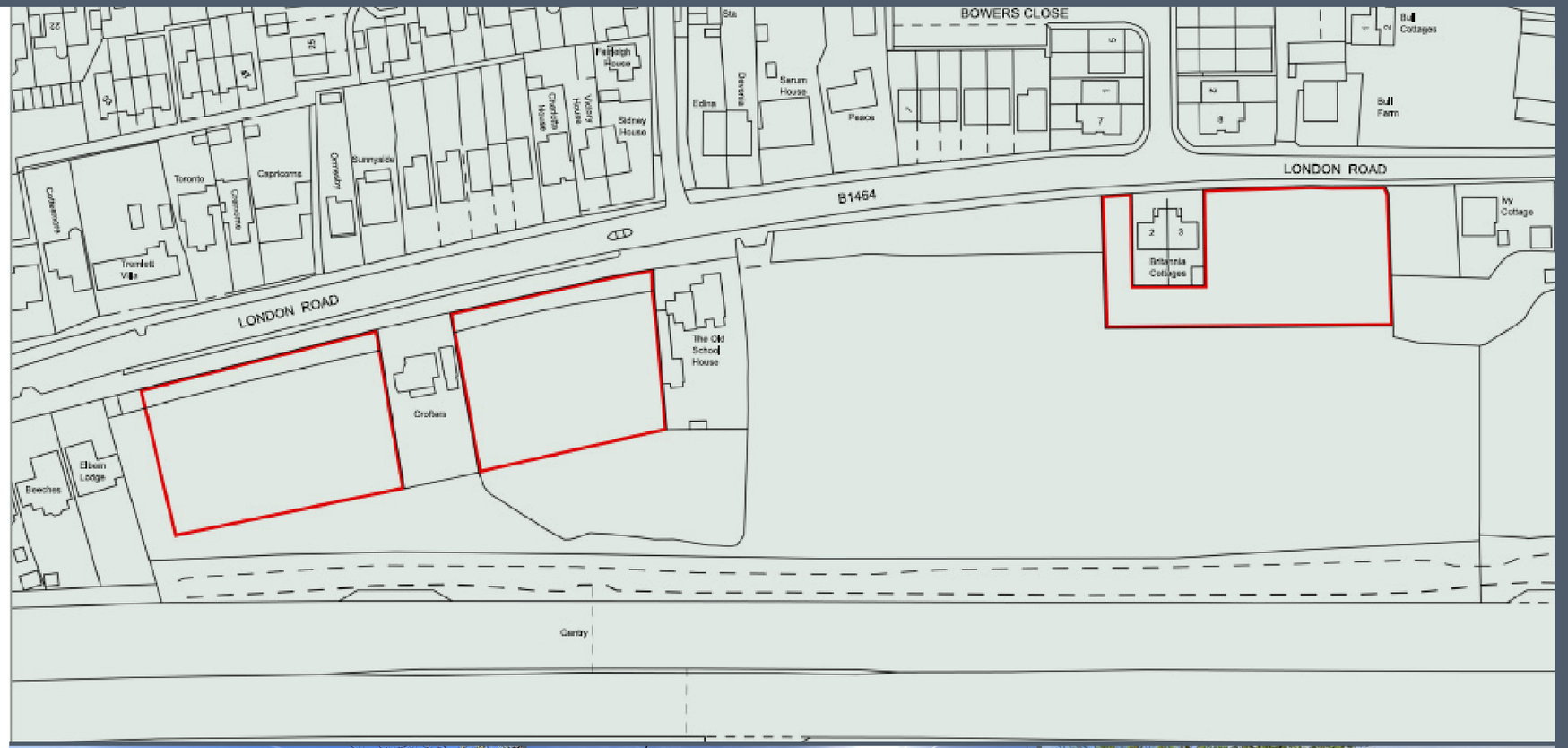
London Southend Airport is located approximately 10 miles east of the subject site.

THE SITES

The sale comprises three neighbouring land parcels positioned along London Road, extending to a combined area of approximately 0.73 hectares (1.8 acres). Each parcel benefits from direct frontage to London Road and is situated within a predominantly residential setting. The sites are currently vacant and have been for a number of years.

A pre-application was submitted strategically in support of the proposed sale, and the feedback received from the Council was well received. On this basis, we would reasonably expect the remaining two sites to be viewed in a similar manner.

Each site is considered suitable for residential development, with the eastern site extending to approximately 0.234 hectares and identified as having capacity for seven dwellings, as set out within the pre-application submission and subsequently reviewed by an architect. We anticipate the additional sites will accommodate a comparable quantum of development to that proposed on the pre-application site. The plots are generally regular in shape and are well suited to a range of residential redevelopment opportunities.



** The sale does not include the cottages and relates solely to the land surrounding them, as shown on the plans provided

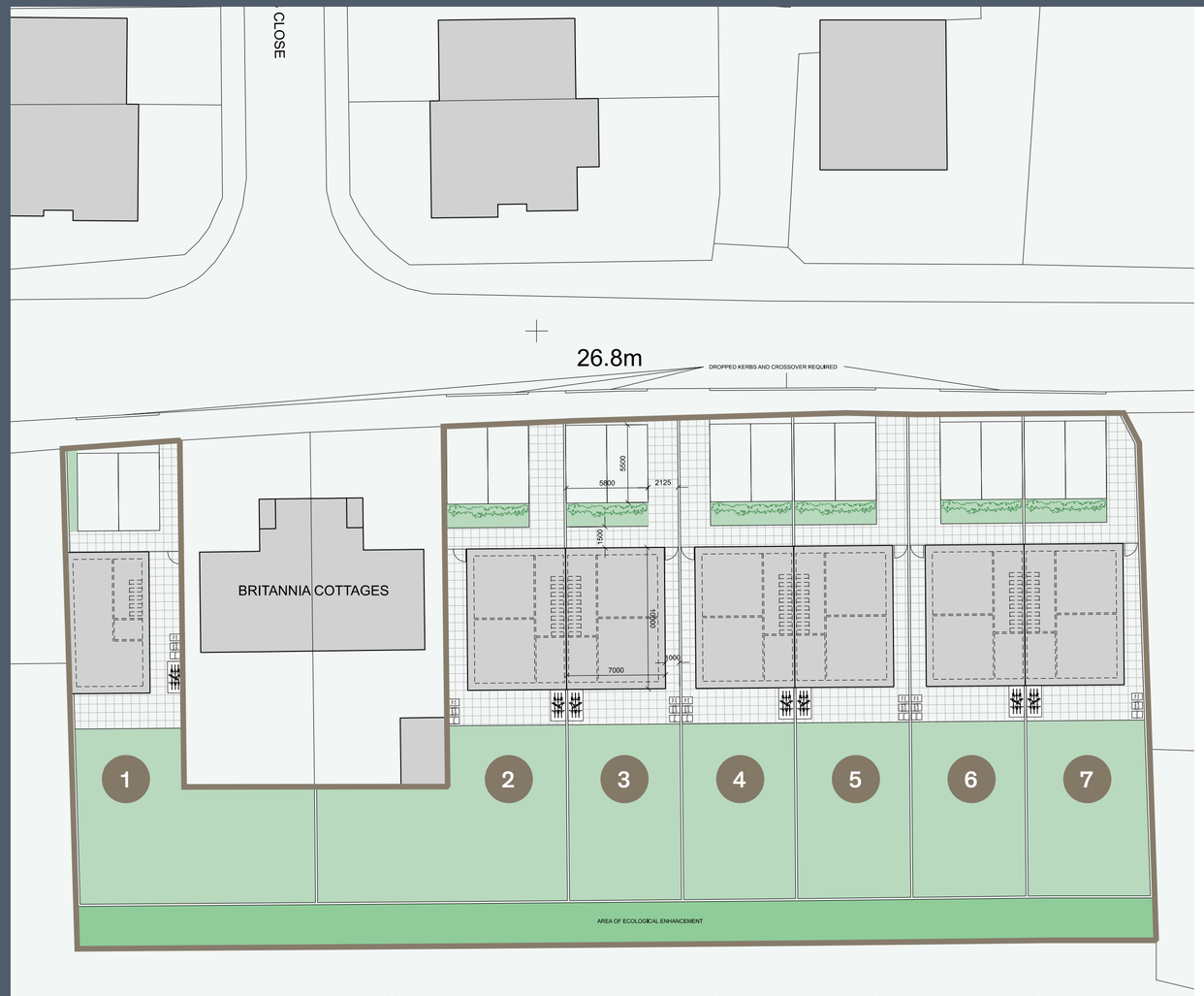
PLANNING

Pre-application engagement has been undertaken in respect of the eastern site (measuring 0.234 ha), with the agreed development principles considered applicable to the remaining two parcels. The sites are currently designated as Green Belt; however, they have also been submitted for reallocation to residential use in accordance with proposals promoted by the Local Authority.

Pre-application feedback was positive, identifying the site as ‘grey belt’ and confirming that residential development would be regarded as appropriate, subject to design amendments. The pre-application response confirmed that the proposed development would not result in urban sprawl, would maintain a significant degree of separation between neighbouring towns, and would have no adverse impact on the setting or special character of the surrounding settlements. It was also acknowledged that the site has been submitted for reallocation to residential use in accordance with proposals promoted by the Local Authority.

It was also acknowledged that the proposed dwellings would be located in a sustainable and easily accessible location and would make a positive contribution towards addressing the Borough’s identified shortfall in new housing.

Having regard to relevant Government guidance (NPPF) and planning policy, the principle of residential development is therefore viewed favourably, subject to appropriate design, parking provision, and ecological mitigation. Any future development would remain subject to the submission and approval of a full planning application.



POTENTIAL REDEVELOPMENT

Architects' drawings prepared as part of the pre-application process illustrate a potential residential layout for the eastern site, comprising seven dwellings arranged around the existing cottage. The indicative scheme includes three pairs of semi-detached houses and one detached dwelling, all positioned set back from the road and aligned with the established pattern of surrounding development.

The layout shows off-street parking provision to the front of each dwelling, with capacity for two vehicles per unit. While detailed internal layouts have not been finalised, the drawings demonstrate that each dwelling is capable of accommodating a conventional internal arrangement appropriate to its size.

Each dwelling is shown with a generous south-facing private rear garden, accessed via a side pathway. A three-metre strip of land to the rear of each plot is retained to allow for ecological enhancement.

The indicative mix shown comprises one dwelling suitable for up to four occupants and six larger family dwellings suitable for up to six occupants. While the pre-application drawings relate to one site only, the two additional sites offered for sale are of a similar scale and context and are considered capable of accommodating development of a broadly comparable nature, subject to detailed design and site-specific considerations.

1 UNIT 1
- 2 bed
- 4 person
- 2 parking spaces
- 170sqm private amenity

2 UNIT 2
- 3 bed
- 6 person
- 2 parking spaces
- 180sqm private amenity

3 UNIT 3
- 3 bed
- 6 person
- 2 parking spaces
- 100sqm private amenity

4 UNIT 4
- 3 bed
- 6 person
- 2 parking spaces
- 100sqm private amenity

5 UNIT 5
- 3 bed
- 6 person
- 2 parking spaces
- 100sqm private amenity

6 UNIT 6
- 3 bed
- 6 person
- 2 parking spaces
- 100sqm private amenity

7 UNIT 7
- 3 bed
- 6 person
- 2 parking spaces
- 105sqm private amenity

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TENURE

The sites are to be handed over in vacant procession.

AML CHECKS

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

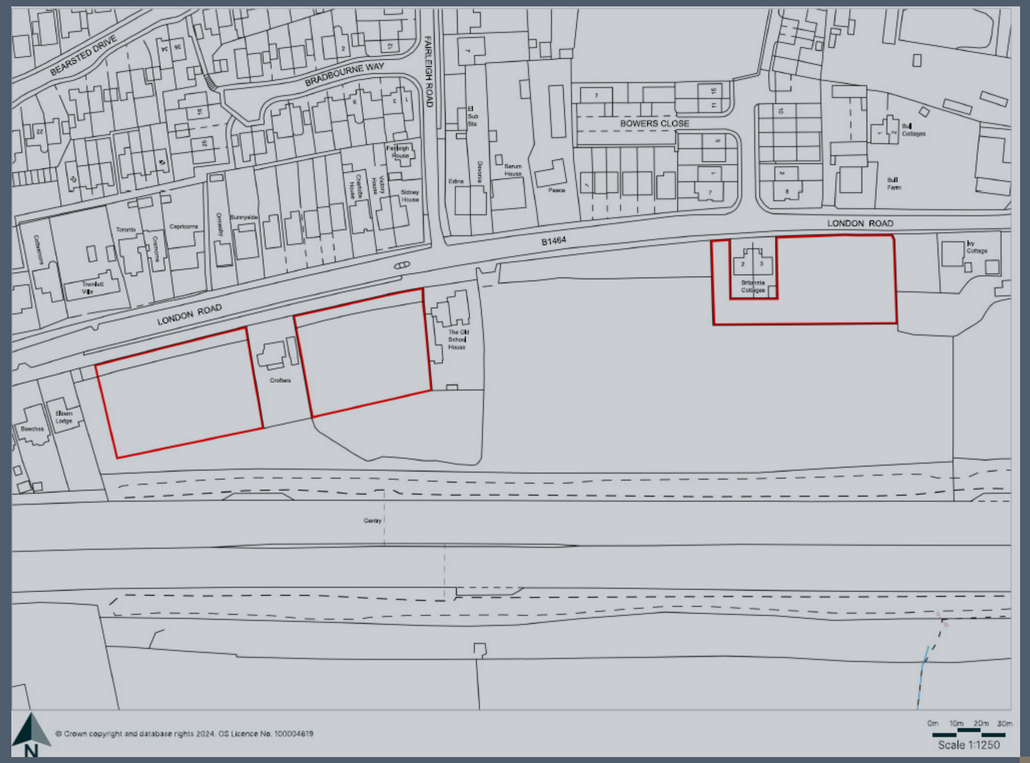
OFFERS

All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Provide details of the solicitors who will be acting on your behalf in this transactions.
- Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is noon on 23rd April 2026 and offers should be submitted by email to Angus Irvine & Serena Esses.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by appointment only.



CONTACT

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RAPLEYS