



Ayers Cruiks  
COMMERCIAL

## For Sale

76,230 sq ft

Land, Rectory Road,  
Hawwell, SS5 4JZ

Development opportunity  
for four detached 4-bed  
houses with parking,  
garaging, servicing,  
drainage and utilities

- Popular residential area in Hawwell
- Planning for 4 large detached houses
- Freehold for sale
- Offers in excess of £850,000

01702 343060

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



# Land, Rectory Road, Hawkwell, SS5 4JZ

## Summary

Offers in excess of £850,000  
Legal fees: Each party to bear their own costs  
VAT: To be confirmed

## Contact & Viewings

Cameron Cruiks  
01702 608045  
cameron@ayerscruiks.co.uk

Neil Burroughs  
01702 608035  
neil@ayerscruiks.co.uk

Bradley Hair  
01702 608057  
Bradley@ayerscruiks.co.uk

Rebecca Galley  
01702 608053  
rebecca@ayerscruiks.co.uk

Darrell Clarke  
01702 608039  
darrell@ayerscruiks.co.uk

86-88 Baxter Avenue  
Southend-on-Sea,  
Essex,  
SS2 6HZ

Burgundy Court,  
64/66 Springfield Road,  
Chelmsford,  
Essex  
CM2 6JY

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## Description

The formerly undeveloped site received planning on the 14<sup>th</sup> November 2024 under planning reference 23/00949/FUL for the erection of 4 detached dwellings with associated parking, garaging, servicing, open space, landscaping, drainage and utilities.

### SECTION 106

There are delineated plots with then open space that a condition within the S106 is that it will be subject of a form of management agreement between the plots.

### PLANNING CONTRIBUTIONS

Sport contribution - £1,832.80  
RAMS Contribution - £163.86 per dwelling

### PLOT 1 – 242.6 sq. m (2,611 sq. ft)

Detached 4-bedroom house with 3 en-suites and family bathroom. Private driveway off Rectory Road and double garage.

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Jan 2026.

### PLOT 2 – 218 sq m (2,353 sq ft)

Detached 4-bedroom house with 3 en-suites and family bathroom. Shared private entrance road with plots 3 and 4 and double garage

### PLOT 3 – 256.5 sq m (2,761 sq ft)

Detached 4-bedroom house with 2 en-suites and family bathroom. Shared private road with plots 2 and 4 and attached double garage.

### PLOT 4 – 228.9 sq m (2,464 sq ft)

Detached 4-bedroom house with 3 en-suites and a family bathroom. Shared private road with plots 2 and 3 and attached double garage.

## Location

This cleared site fronts Rectory Road on Hawkwell and back onto Spruce Drive, a more recent development of residential houses. Hawkwell is a popular residential area, surrounded by farmland and woods yet within close proximity to shops, Hockley train station, schools and leisure facilities.

## Accommodation

Name	SQFT	SQM
Land	76,230	7,082

## Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.



Front Elevation      Side Elevation      Side Elevation



Side Elevation      Front Elevation      Side Elevation



Ground Floor      First Floor      Rear Elevation

0 2 3 meters



Rear Elevation      First Floor      Ground Floor

0 2 3 meters



Front Elevation      Side Elevation      Rear Elevation      Side Elevation



Front Elevation      Side Elevation      Rear Elevation      Side Elevation



Ground Floor      Roof Plan

0 2 3 meters



Ground Floor      Roof Plan

0 2 3 meters

Milenna Homes  
 Plot 1 - Car Room  
 Floor Plans & Elevations  
 JCN ARCHITECTS & PLANNERS  
 1000-042      01628 222  
 02089-0402      8

Milenna Homes  
 Plot 2  
 Floor Plans & Elevations  
 JCN ARCHITECTS & PLANNERS  
 1000-042      01628 222  
 02089-0402      8