

# HAWKWELL



# FOR SALE

Land Fronting  
Rectory Road  
Hawkwell  
Essex

## DEVELOPMENT 1.75 ACRES ( 0.70 HA )

-  Popular Residential Area in Hawkwell
-  Planning Permission for 4 Large Detached Houses
-  Best & Final Offers 15th Aug 2025 at 12pm
-  Freehold For Sale
-  Freehold Offers Invited



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

This cleared site fronts Rectory Road in Hawkwell and backs onto Spruce Drive a more recent development of residential houses primarily detached executive homes.

Hawkwell is a popular residential area, surrounded by farmland and woods yet within close proximity to shops, Hockley rail station, schools and leisure facilities.

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.

Three of the plots will share a private entrance of Rectory Road with Plot 1 having its own exclusive driveway.

This is truly an opportunity to build statement properties within a desirable residential area.

## 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 (Indexed linked)

## PLANNING PERMISSION

On the 14<sup>th</sup> November 2024 the site received full planning permission for the construction of 4 detached dwellings under reference [23/00949/FUL](#).

Interested parties can contact the offices of Ayers & Cruiks for copies of the plans, planning permission and S106.

## PROPERTIES

### **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

### **PLOT 2 - 218 sq.m (2,353 sq.ft)**

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

### **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.

### **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.

## GARAGES

Plots 1 and 2 have double garages.

Plots 3 and 4 have attached double garages.

## BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000

## TENURE

Freehold

## LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

## PRICE

Freehold Offers Invited

## VIEWINGS

The site is being sold with Vacant Possession and the benefit of planning permission.

Please contact the Sole Appointed agent Ayers & Cruiks for an appointment to view

Tel: 01702 343060

### **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.

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## **CHELMSFORD OFFICE**

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Chelmsford, Essex CM2 6JY  
**t.** 01245 202555  
**e.** mail@ayerscruiks.co.uk  
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# PLOT 1



Front Elevation



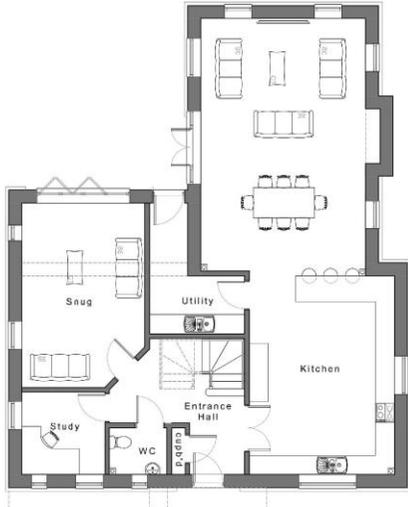
Side Elevation



Rear Elevation



Side Elevation



Ground Floor



First Floor



Floor Area	m <sup>2</sup>	ft <sup>2</sup>
Ground	126	1356
First Floor	116.6	1255
<b>Total</b>	<b>242.6</b>	<b>2611</b>

Milenna Homes

Project:  
Land North of  
Rectory Road  
Hawwell  
Essex

JCN DESIGN & PLANNING

Description:  
Plot 1 - Dwelling  
Floor Plans & Elevations

Scale:  
1:100 @ A2 Date:  
June 2023

Dwg No:  
OC198-HT-PL-HT-01 Revision:  
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# PLOT 2



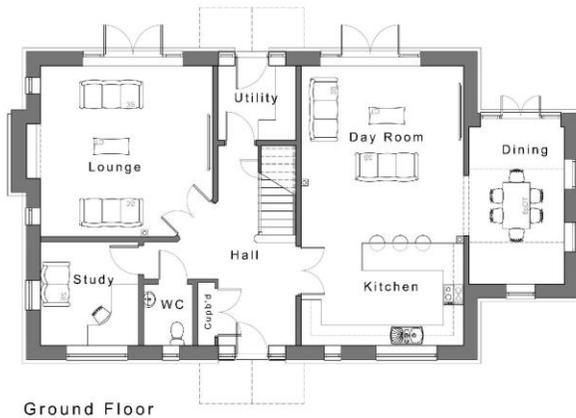
Side Elevation

Front Elevation

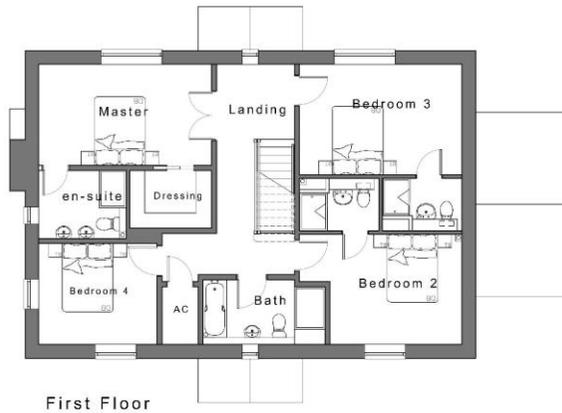
Side Elevation



Rear Elevation



Ground Floor



First Floor



Floor Area	m <sup>2</sup>	ft <sup>2</sup>
Ground	116.1	1250
First Floor	102.5	1103
<b>Total</b>	<b>218.6</b>	<b>2353</b>

Milenna Homes

Project:  
Land North of  
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Essex

JCN DESIGN & PLANNING

Description:  
Plot 2  
Floor Plans & Elevations

Scale: 1-100 @ A2 Date: June 2023  
Dwg no: OC198-HT-PL-HT-03 Revision: D



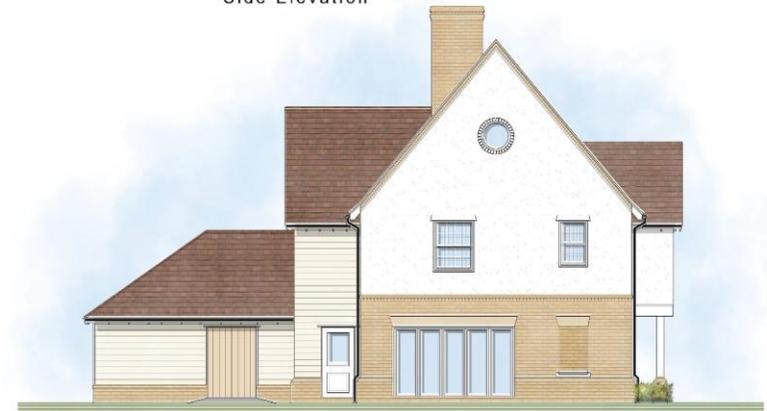
# PLOT 3



Front Elevation

Side Elevation

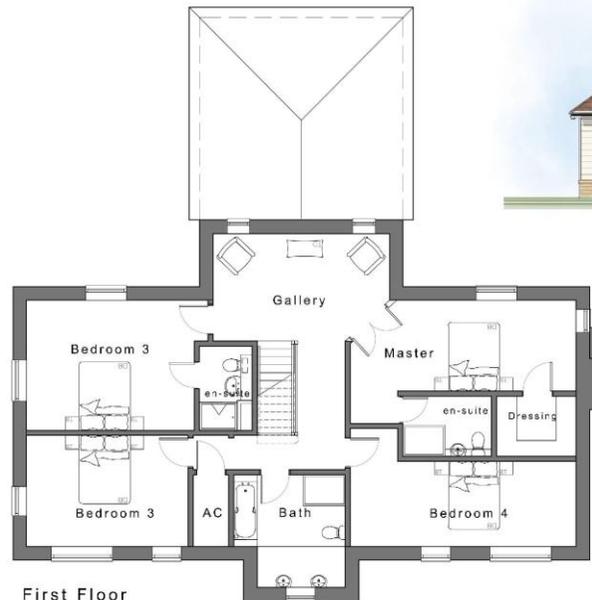
Side Elevation



Rear Elevation



Ground Floor



First Floor



Floor Area	m <sup>2</sup>	ft <sup>2</sup>
Ground	126.7	1364
First Floor	129.8	1397
<b>Total</b>	<b>256.5</b>	<b>2761</b>

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JCN DESIGN & PLANNING

Description:  
Plot 3  
Floor Plans & Elevations

Scale:  
1:100 @ A2 Date:  
June 2023

Dwg no.:  
OC198-HT-PL-HT-05 Revision:  
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# PLOT 4



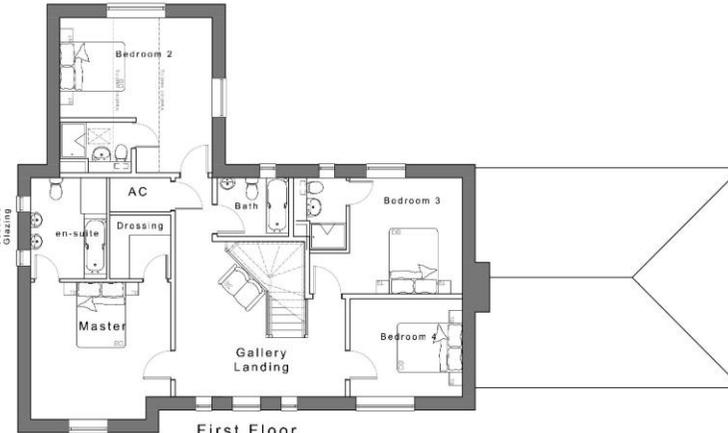
Side Elevation

Front Elevation

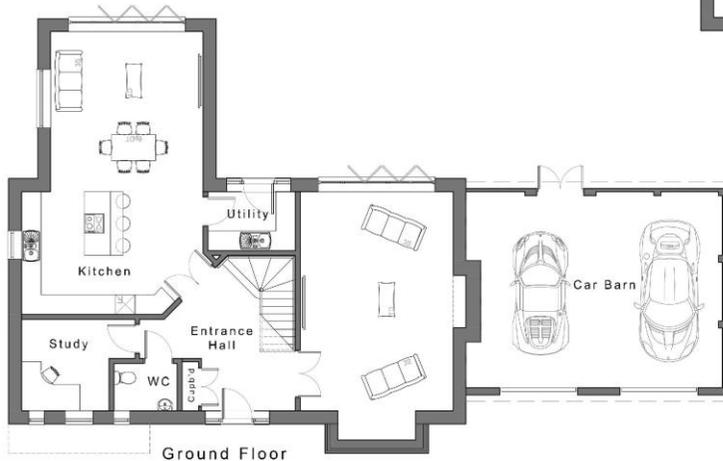
Side Elevation



Rear Elevation



First Floor



Ground Floor



Floor Area	m <sup>2</sup>	ft <sup>2</sup>
Ground	114.3	1230
First Floor	114.6	1234
<b>Total</b>	<b>228.9</b>	<b>2464</b>

Milenna Homes

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JCN DESIGN & PLANNING

Description -  
Plot 4  
Floor Plans & Elevations

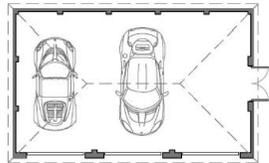
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Dwg no - OC198-HT-PL-HT-06 Revision - G

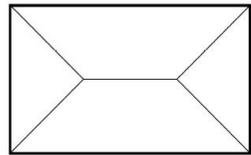
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# GARAGE

## PLOT 1



Ground Floor



Roof Plan



Milenna Homes

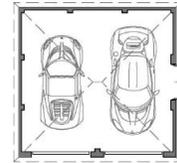
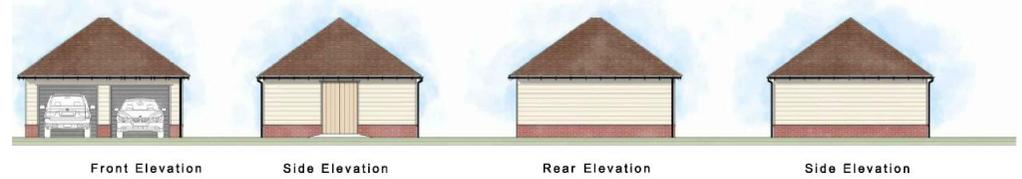
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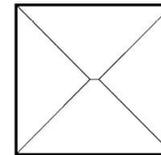
Discipline:  
Plot 1 - Car Barn  
Floor Plans & Elevations

Scale:  
1:100 @ A3      Date: June 2023  
Dwg No: OC19B-HI-PLH1-02      Revision: 5

## PLOT 2



Ground Floor



Roof Plan



Milenna Homes

Project:  
Land North of  
Rectory Road  
Hawwell  
Essex

JCN DESIGN & PLANNING

Discipline:  
Plot 2  
Floor Plans & Elevations

Scale:  
1:100 @ A3      Date: June 2023  
Dwg No: OC19B-HI-PLH1-04      Revision: 5



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