

Summary

- Site for GP's Surgery
- Outline planning permission granted for Use Class D1a (Health or Medical Centre)
- 0.37 acres (0.15ha)
- Set within Countryside Properties' Wolsey Park development
- Freehold
- Expressions of Interest Invited



**FOR SALE
HEALTHCARE SITE**

**Land at Wolsey Park
Rawreth Lane, Rayleigh, Essex, SS6 9GQ**

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DESCRIPTION

The healthcare site comprises 0.37 acres (0.15ha), located within the Wolsey Park development.

Construction on site has begun with significant infrastructure works and Phase 1 of residential development underway. Phase 1 residential development is located to the north and west of the healthcare site. Wolsey Park is arranged over 46.7 acres, and when finished will provide circa. 500 two bed to five bed houses, with permission also granted for a new primary school, and non-residential space (potential care home).

PLANNING

The site is included within Wolsey Park outline planning application, and is reserved initially for a GP's Surgery (LPA Ref: 15/00362/OUT). The

outline planning permission limits the height of the healthcare building to 3 storeys (12.5m).

LOCATION

Wolsey Park is located to the south of Rawreth Lane, Rayleigh. The site is located under two miles from Rayleigh train station.

The healthcare site is located on the eastern edge of the Wolsey Park development. To the north and west of the site is residential development, immediately to the east is a landscaping strip with a footpath leading to Rawreth Lane. To the south of the land parcel is a road which is currently being used for construction access. The proposed primary school is situated directly to the south of the subject site.



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VIEWINGS

The site can be viewed from the site boundary on Rawreth Industrial Estate Road. No access is permitted on site, unless accompanied and by prior arrangement with LSH.

METHOD OF SALE

The site is for sale on a commercial basis, by way of informal tender. Due to planning restrictions, only offers for use of the site as a GP's Surgery will be considered.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT will be applicable on the purchase price.

FURTHER INFORMATION

Further details including with regard planning, utilities, and ground conditions are available from the sole agents:

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