





# RAYLEIGH



## FOR SALE

Land East Of Hullbridge Road  
Rayleigh  
Essex  
SS6 9QG

## LAND

-  Approximately 3 Acres
-  Sold With Vacant Possession
-  Two Points Of Access
-  Currently Occupied By The Army Cadets
-  Expressions of Interest By 31<sup>st</sup> July 2025

For Identification Purposes Only



**Ayers & Cruiks**  
COMMERCIAL

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

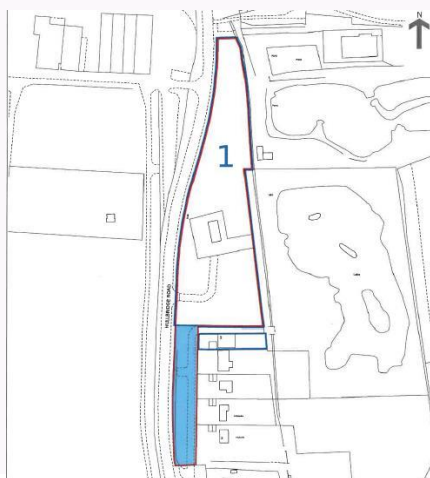
## DESCRIPTION AND LOCATION

The land comprises approximately 3 acres and is situated to the north of central Rayleigh, located between Rawreth and Hullbridge. It benefits from a prominent frontage onto Hullbridge Road and sits adjacent to a golf club while being virtually opposite a mixed-use business estate comprising retail, leisure, and industrial units. To the immediate south the land is bordered by established residential housing. The site benefits from two points of access, a main entrance directly from Hullbridge Road and an additional access via a slip road running parallel to Hullbridge Road.

The site has historically been occupied under a determinable licence by the Army Cadets. The southern portion of the land is largely cleared and contains a single existing building, while the northern section is more overgrown, with general brush and bushes with some scattered trees.

### PLEASE NOTE:

Interested parties would have to undertake their own site survey.



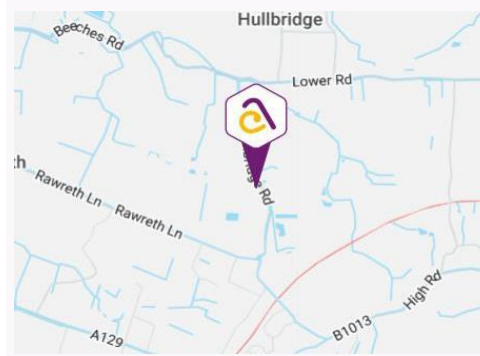
### ACCOMMODATION:

The land comprises approx 3 acres.

### TERMS:

Our clients are seeking either outright freehold proposals to buy unconditionally or would consider offers conditional on planning permission with all offers on this basis submitted with a brief of the planning being sought.

At this stage we are seeking expressions of interest by 31<sup>st</sup> July 2025 which will then be discussed with our clients with a view to us then returning to the proposals of interest.



### BUSINESS RATES:

Confirm the rating liability with Rochford Council on 01702 546366.

### LEGAL COSTS:

Each party to bear their own reasonable legal costs.

### TENURE:

Freehold.

### PRICE:

Expressions of interest by 31<sup>st</sup> July 2025.

### VAT:

Plus VAT If Applicable.

### VIEWING:

As mentioned the site is currently being used by the Army Cadets so viewings are strictly by prior appointment via the vendors appointed agents Ayers & Cruiks.

### Misrepresentation Act 1967

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