

BASILDON



FOR SALE

Lynton
Lower Dunton Road
Dunton
Basildon
Essex
CM13 3SP

DEVELOPMENT SITE
42,625 SQ.FT. (3959.9 SQ.M)



DEVELOPMENT SITE



LOCATED IN A POPULAR SEMI-
RURAL LOCATION



PLANNING FOR A DETACHED
CHALET & 3 DETACHED
BUNGALOWS



FREEHOLD FOR SALE



OFFERS IN EXCESS OF £850,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Located on the west side of Lower Dunton Road, immediately to the south of its junction with West Mayne, within the Dunton area, to the west of the urban town of Basildon.

Planning permission passed 17/01451/FULL.

The site is irregular shape with frontage on Lower Dunton Road and a return frontage with Church Road, the frontage measures approximately 60 metres and depth ranging between 43 and 63 metres and with a site area of 0.396 hectares.

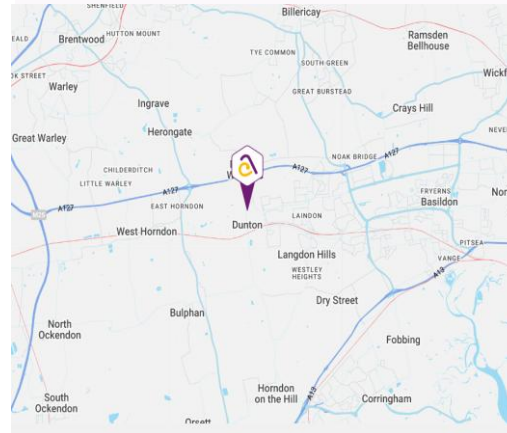
The planning consent is for the demolition of the existing detached chalet and erection of four detached properties, one of which is chalet style bungalow and the other three are detached bungalows.

ACCOMMODATION

Total Area 42,625 SQ.FT 3959.9 SQ.M

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333.

TENURE

Freehold

PRICE

Offers in excess of £850,000

VIEWING

Strictly by prior appointment via landlords appointed agents **Ayers&Cruikis**

Misrepresentation Act 1967

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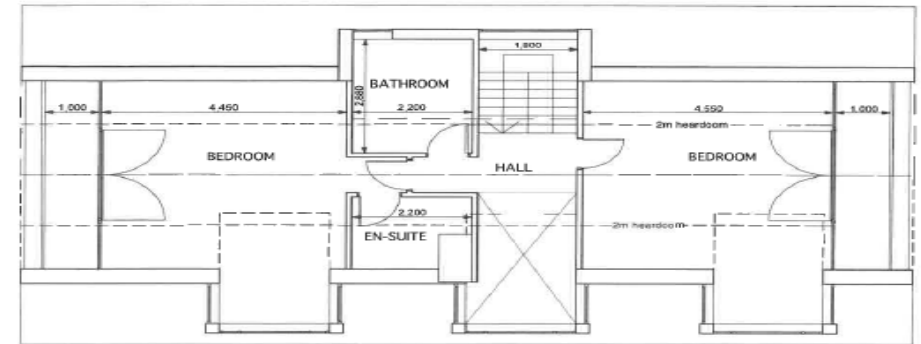
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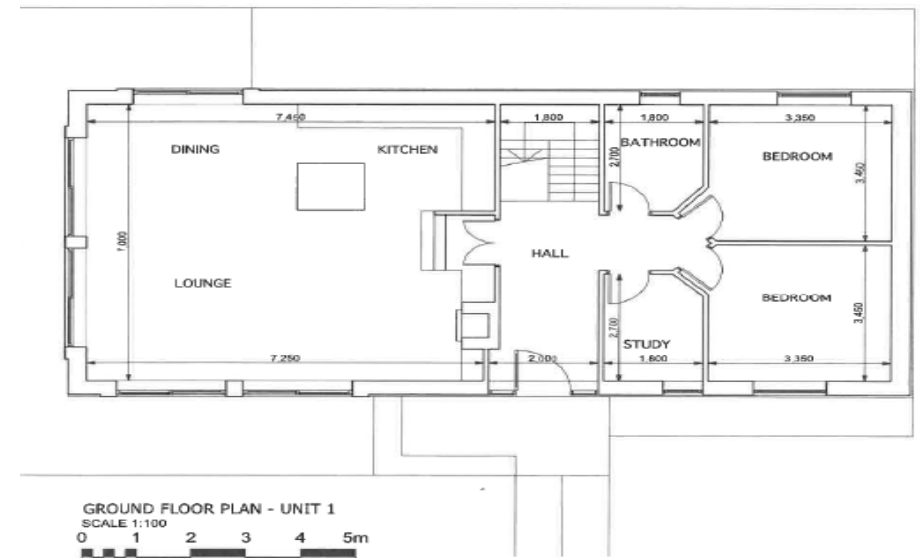
ACCOMMODATION

PLOT 1:

A detached chalet replacing existing dwelling of Lynton, this is to be in the form of a gable fronted 4 bedroomed chalet style dwelling, with flat roofed dormers installed in the north and south roof planes. The accommodation within this dwelling is to be in the form of a dining/lounge/kitchen, two bedrooms, bathroom, study and hallway on the ground floor; and two bedrooms, an en-suite, bathroom and hallway on the first floor. It is to measure 13 meters in length by 7.5 meters in depth, with ridge height of 6.634 meters, and a floor area of 188 square meters.



FIRST FLOOR PLAN - UNIT 1
SCALE 1:100
0 1 2 3 4 5m



GROUND FLOOR PLAN - UNIT 1
SCALE 1:100
0 1 2 3 4 5m



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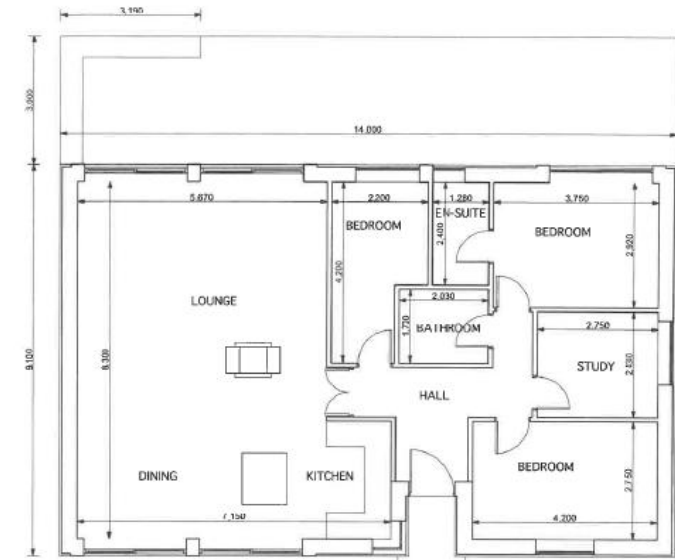
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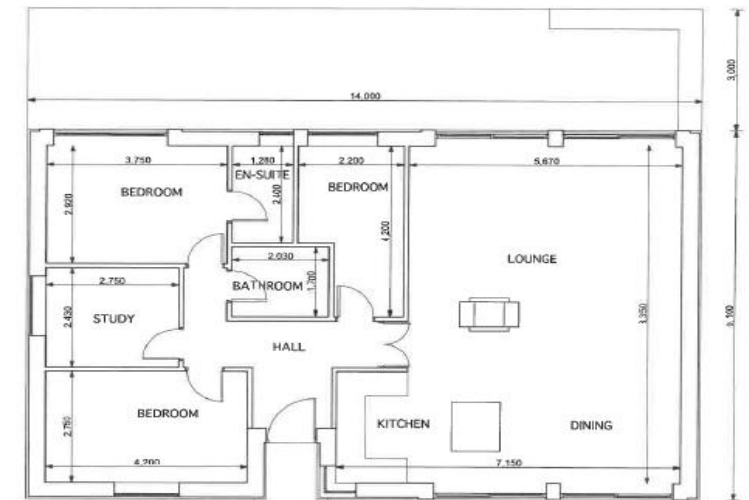
ACCOMMODATION

PLOTS 2, 3 & 4:

Detached bungalows, with hipped roofs. The accommodation within these dwellings is to be in the form of a lounge/dining/kitchen, three bedrooms, en-suite, bathroom, study and hallway. These dwellings are to measure 14 meters in length by 9.1 meters in depth, with ridge height of 4.68 meters, and floor areas of 125 square meters.



GROUND FLOOR PLAN - UNITS 2 & 3
SCALE 1:100



GROUND FLOOR PLAN - UNIT 4
SCALE 1:100

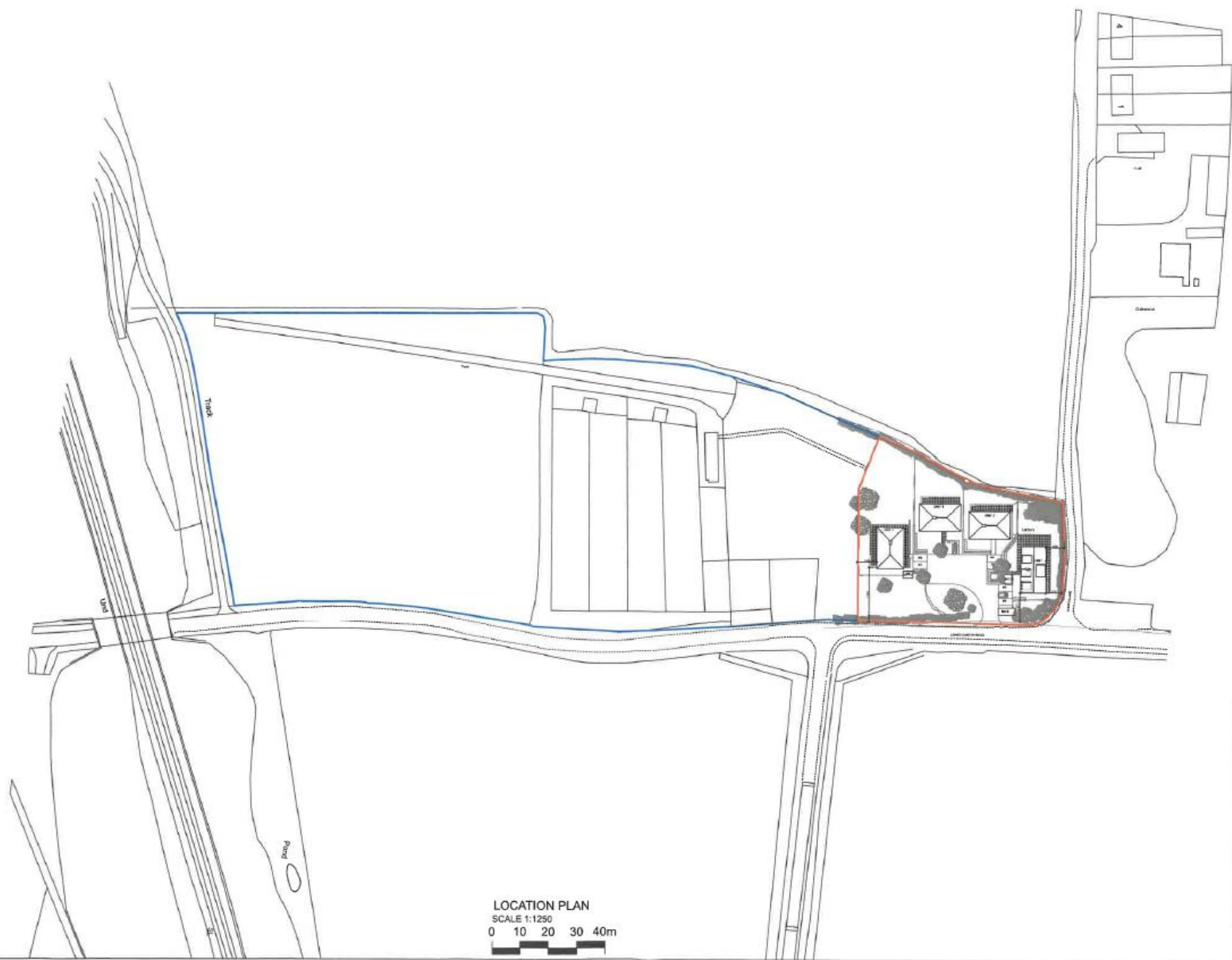
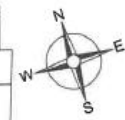


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Notes:
Do not scale this drawing. Work to figured
dimensions only.



LOCATION PLAN
SCALE 1:1250
0 10 20 30 40m

I-Arch Consulting Ltd. 1 Capel Terrace Southend-on-Sea Essex SS1 1EX	
Site Address Lynton, Lower Dunton Road, Essex	
Project Details Proposed Location Plan	
Client :	---
Drawn By: PK	Approved By: PW
Drawing No: 001C	Rev No: 0
Scale: 1:1250 @A3	Date: 23.11.17



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SECTION A-A (WEST ELEVATION)

SCALE: 1:250

0 1 2 3 4 5m



I-Arch Consulting Ltd. 1 Chapel Terrace Southend-on-Sea Essex SS1 1EX	
Site Address Lynton, Lower Dunton Road, Essex	
Project Details Section A-A (West Elevation)	
Client :	—
Drawn By: WN	Approved By: PW
Drawing No: 002	Rev No: E
Scale: 1:250 @A3	Date: 25.10.17



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