



**Ayers & Cruiks**  
COMMERCIAL

Lower Dunton Road, Dunton, Basildon, CM13 3SP

For Sale | 42,625 sq ft

Development site with irregular shaped frontage and planning for a detached chalet and 3 detached bungalows.



## Lower Dunton Road, Dunton, Basildon, CM13 3SP

### Summary

- Price: Offers in excess of £850,000
- Business rates: Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings

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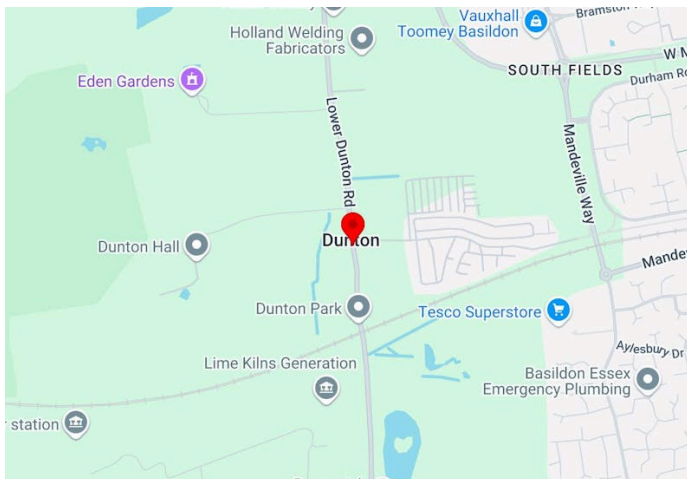
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### Offices

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### Key Points

- 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

### Description

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 a chalet style bungalow and the other three are detached bungalows.



### 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.

### Accommodation

| Description | sq ft  | sq m     |
|-------------|--------|----------|
| Site Area   | 42,625 | 3,959.99 |

### Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

### Price

Offers in excess of £850,000