



BNP Paribas Real Estate  
5 Aldermanbury Square  
London  
EC2V 7BP

On behalf of:



Homes &  
Communities  
Agency

## Development Opportunity For Sale Custom Build Residential Opportunity

Plot 11, Pound Lane, Basildon, Essex, SS15 5SP

Approximately 1.05 Ha (2.59 Acres)



*Indicative Only*

*Image taken 18/01/2017*

[www.poundlanebasildon.com](http://www.poundlanebasildon.com)

## Background

We are pleased to offer Plot 11, Pound Lane, Basildon, Essex for sale on behalf of the Homes and Communities Agency (HCA).

Basildon is a popular residential location, and the Property is offered to the market as a unique opportunity to deliver Custom Build residential dwellings.

## Location

The Property is located approximately 0.9 miles north east of Laindon train station and 1.3 miles northwest of Basildon train station. The site is situated close to the A127 Southend Arterial Road to the north which provides direct access to M25. The site is surrounded by semi-detached houses to the west, detached houses to the north and a church to the east.

## Description

The site extends to approximately 1.05 ha (2.59 acres) and comprises two sites split by what is currently a footpath. At present, the site is vegetated with shrubs and trees. The site lies within the wider St Nicholas Church Complex Local Wildlife Site with the church itself being a Grade I listed building

## Planning

The HCA owns the land coloured green on the map below, and intends to dispose of the entire site. The site has outline planning permission for 12 custom build residential dwellings.

The site has the benefit of a resolution to grant outline planning permission subject to a s.106 agreement to secure a viability review mechanism. Full details can be found on the Council's website, reference 15/01392/OUT.

All planning enquiries should be directed to Basildon Borough Council. Further planning information and selected documents are available on the marketing website.

## Title

The site is being offered for sale via a building lease. The site is held under title numbers EX704373, EX313875, EX313877 and EX704362. Further information is available for download from the marketing website.

## Services

Information on services to the site is available to download from the marketing website.

## Method of Sale

Offers are invited via informal tender for the site. The disposal will be by way of a building lease. Offers are invited on an unconditional basis only.

Flow charts and an Information Sheet produced by the HCA's legal advisors Pinsent Masons, outlining the sale structure in relation to the site, are available to download from the marketing website.

## Tender Return Details

Offers are to be received in hard copy format by no later than **13:00 on 28 July 2017**.

Prospective purchasers are required to complete and return **two** copies of the bid pro-forma using the tender return label. Both the label and the bid pro-forma are available to download from the marketing website.

Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

The vendor does not undertake to accept the highest or any offer submitted.

### **Further Information**

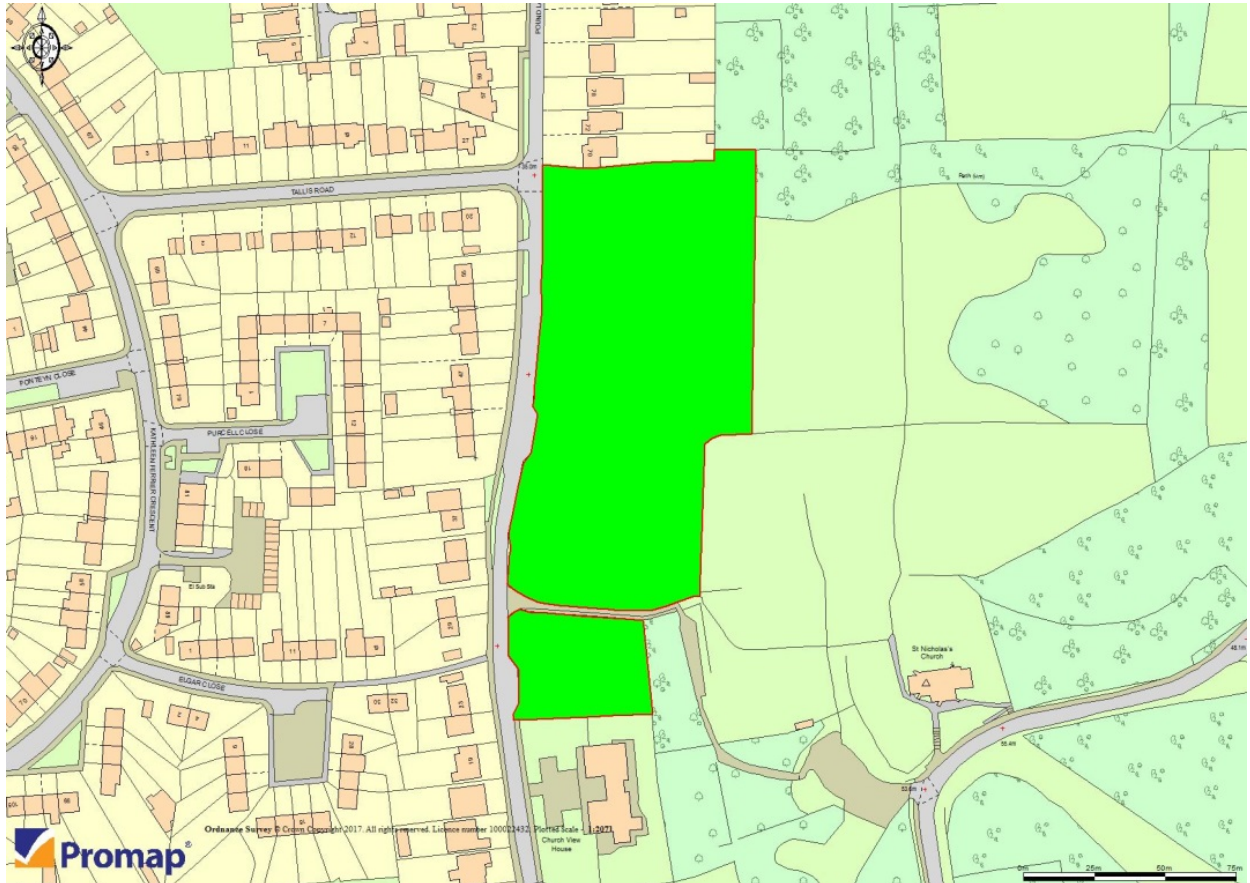
Further information is available for download via the marketing website [www.poundlanebasildon.com](http://www.poundlanebasildon.com) which includes the following:

- Title Documentation
- Planning Documents
- Local Land Charges Register Search
- Highways Search
- Drainage and Water Search
- Topographical Survey
- Ecological Report
- Custom Build Flow Chart
- Custom Build Information Sheet
- Template Bid Proforma
- Tender Return Label

### **Viewing**

The site can be viewed externally from the relevant public highways. Accompanied site viewings are not planned.

## Plot 11, Pound Lane, Basildon, Essex, SS15 5SP



### Contact Details

For further information please contact:

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*Particulars compiled – June 2017*