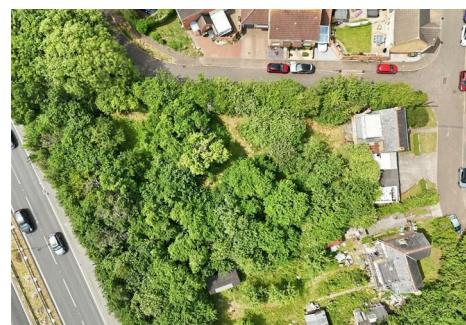




## Waverley, Waverley Road, Basildon, SS15 4EG

**Guide Price £750,000 - £800,000**

- LAND FOR SALE
- DEVELOPMENT OPPORTUNITY
- SUBSTANTIAL CORNER PLOT IN POPULAR ROAD
- NO ONWARD CHAIN
- VIEWING AVAILABLE BY APPOINTMENT ONLY
- PLANNING PREVIOUSLY PASSED FOR SIX NEW HOMES
- EXISTING HOUSE REQUIRING DEMOLITION
- STEEPLE VIEW AREA NEAR TO A127 & SHOPS
- CUL-DE-SAC LOCATION
- PLEASE ENQUIRE FOR FURTHER DETAILS



Quirks are pleased to offer this unique development opportunity in the Steeple View area of Laindon. This substantial corner site dates back to the early 1900's occupied by a bay fronted, detached three bedroom property, which requires structural repairs and complete renovation or demolition. Planning consent previously granted in 2025 for six new build homes, with a projected gross development value of approximately £3 million, the previous plans approved for two, four bedroom semi-detached family homes and four semi-detached three bedroom family homes, each with off road parking and covered carport or cart lodge parking space. For further information or to arrange a viewing of the site, please contact Quirks to book a visit 01277 626541.



Council Tax Band: E

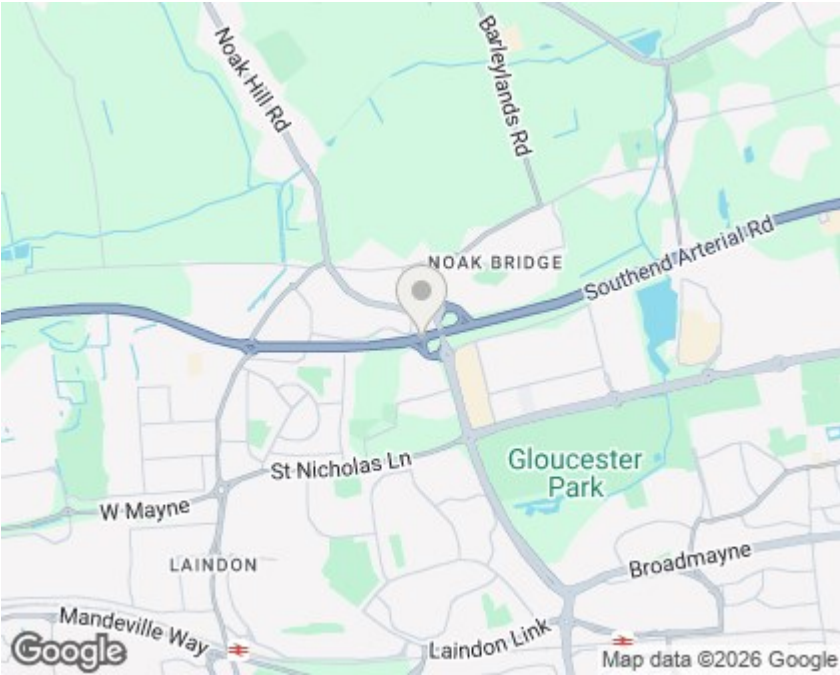




## AGENTS NOTE

The Vendor currently holds a possessory title for this property since ownership in 2022, all interested parties are advised to take their solicitors advice regarding any additional costs and indemnity policies required.





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 52      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |