

THE FORMER ALBANY LAUNDRY AND ALBANY COURT PREMISES EASTWOOD BOULEVARD, WESTCLIFF ON SEA, ESSEX

**A PROMINENT AND WELL LOCATED BROWNFIELD RESIDENTIAL AND
MIXED USE DEVELOPMENT OPPORTUNITY
ON A TOTAL OF 0.59ha (1.46 ACRES)**



- **Adjacent Neighbourhood Shopping Centre**
 - **Prominent Location**
 - **Overlooking Playing Fields**
 - **Easy Access to Town Centre**

FREEHOLD WITH VACANT POSSESSION

OFFERS INVITED FOR THE WHOLE

Grove House, 114 New London Road, Chelmsford CM2 0RG

Fax : 01245 347174 DX 89706 Chelmsford 2

Email : chelmsford@fennwright.co.uk

Colchester 01206 216565 : Ipswich 01473 232701 : Witham 01376 516464

01245 261226

 **fennwright.co.uk**

LOCATION:

Southend on Sea is one of the principle commercial centres in Essex with a population of circa 160,000, excellent road and rail connections with London (43miles) and quick access to the M25 (Jct 29) some 24 miles to the west via the A13 and A127 trunk roads

The property is located at the junction of Eastwood Boulevard, Cavendish Gardens and Nelson Drive and midway between the A13 trunk road to the South and the A127 to the North. The location is generally residential and the site adjoins significant areas of recreation and open space on two sides.

There is a parade of shops to the east on the opposite side of Eastwood Boulevard. To the north are Westcliff High School playing fields and to the west is Our Lady of Lourdes Primary School and Playing Field.

There is easy access to Southend on Sea town centre and a direct rail connection to London Liverpool Street from Westcliff or Chalkwell stations. (see Location Plans)

DESCRIPTION:

The property consists of two areas of land, Albany Court as described below and the Former Albany Laundry premises which comprises a cleared site. The land is irregular in shape and extend to 0.05ha (0.13 acres) and 0.54ha (1.33 acres) respectively. Access to the Former Albany Laundry premises is from Nelson road.

Albany Court comprises a detached building arranged as garages on ground and with four residential flats at first floor. There is direct access to the garages from Nelson Road.

ACCOMMODATION:**Albany Court**

| | | |
|------------------------------|------------|----------|
| Ground floor garages | 3,907sq ft | 363 sq m |
| First Floor- 4 x 2 bed Flats | | |

SERVICES:

All main services are believed to be either connected or available in the local area. The site benefits from a water abstraction borehole.

GROUND CONDITIONS:

The property was used as a laundry for over eighty years and remains in the same ownership. An Information Pack is available free of charge and this includes:

- A Stage I Environmental Study .
- A Topographical Survey in CAD format
- A Flood Risk Assessment
- Planning Information and Notices

The Environment Agency have not raised any objection to the redevelopment of the site subject to the scheme complying with certain conditions.

PLANNING:

The established use is acknowledged to fall within Class B2 of the Use Classes Order. The property is shown in the 1994 Adopted Local Plan as an unallocated employment site within a residential area. Para. 4.28 of the Local Plan states that the Borough Council may be prepared to consider an alternative use for existing unallocated employment sites such as this where redevelopment is proposed.

Policy E4 of the Plan provides that the Council will only grant permission for the redevelopment of allocated employment sites where this will bring clear benefits to the town in terms of jobs created or facilities provided. .

The Vendor carried out extensive marketing with a view to identifying alternative employment uses for the site without success. A planning application was submitted for a residential redevelopment of the site in October 2006 and was refused on grounds of being contrary to Policy E4 and overdevelopment of the site. (Application Ref: SOS/0601047/OUT).

Purchasers and their agents are requested not to contact the Planning Office at this time.

TITLE:

The site is offered for sale with vacant possession subject only to any existing service easements or wayleaves as may exist.

BASIS OF OFFER:

Offers are invited for the purchase of the whole or for the purchase of the former Laundry and Albany Court alone as shown edged red and green on the plan subject to contract and the grant of satisfactory planning consent for an approved development.

Overage will be payable upon the grant of any subsequent planning consent involving an increase in the approved floor area or change of use.

Offers should be submitted in writing to Fenn Wright c/o Roger Hayward, Grove House, 114 New London Road, Chelmsford, Essex, CM2 0RG.

COSTS:

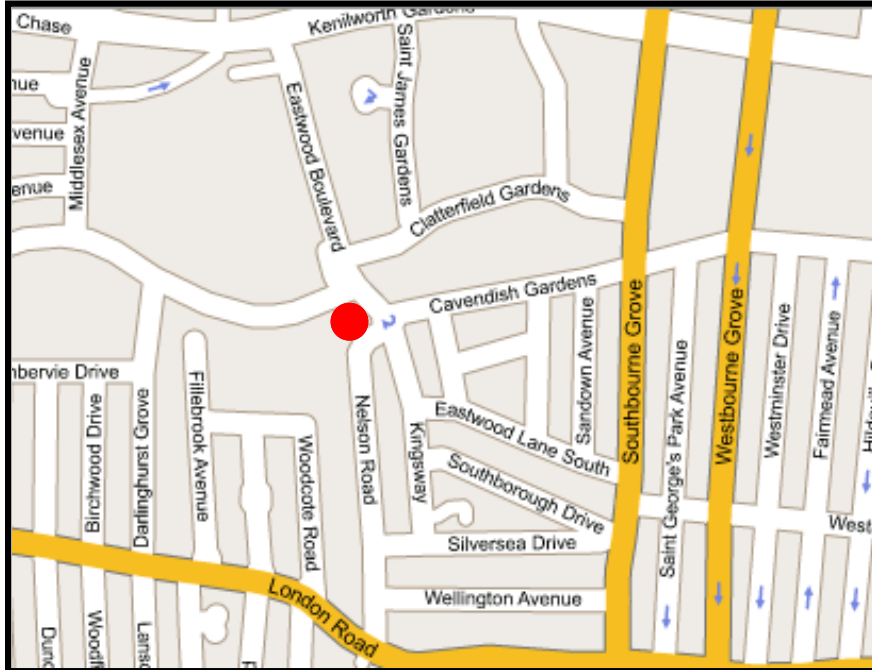
Interested parties will be required to bear their own costs in relation to any site or planning investigations undertaken or legal costs incurred.

VIEWING:

Strictly by appointment through the Vendor's sole agent:

**ROGER HAYWARD, MRICS
FENN WRIGHT
Tel: 01245 292825**

SITE AND LOCATION PLAN



Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The Vendor or Lessor does not make or give, and neither Messrs Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.