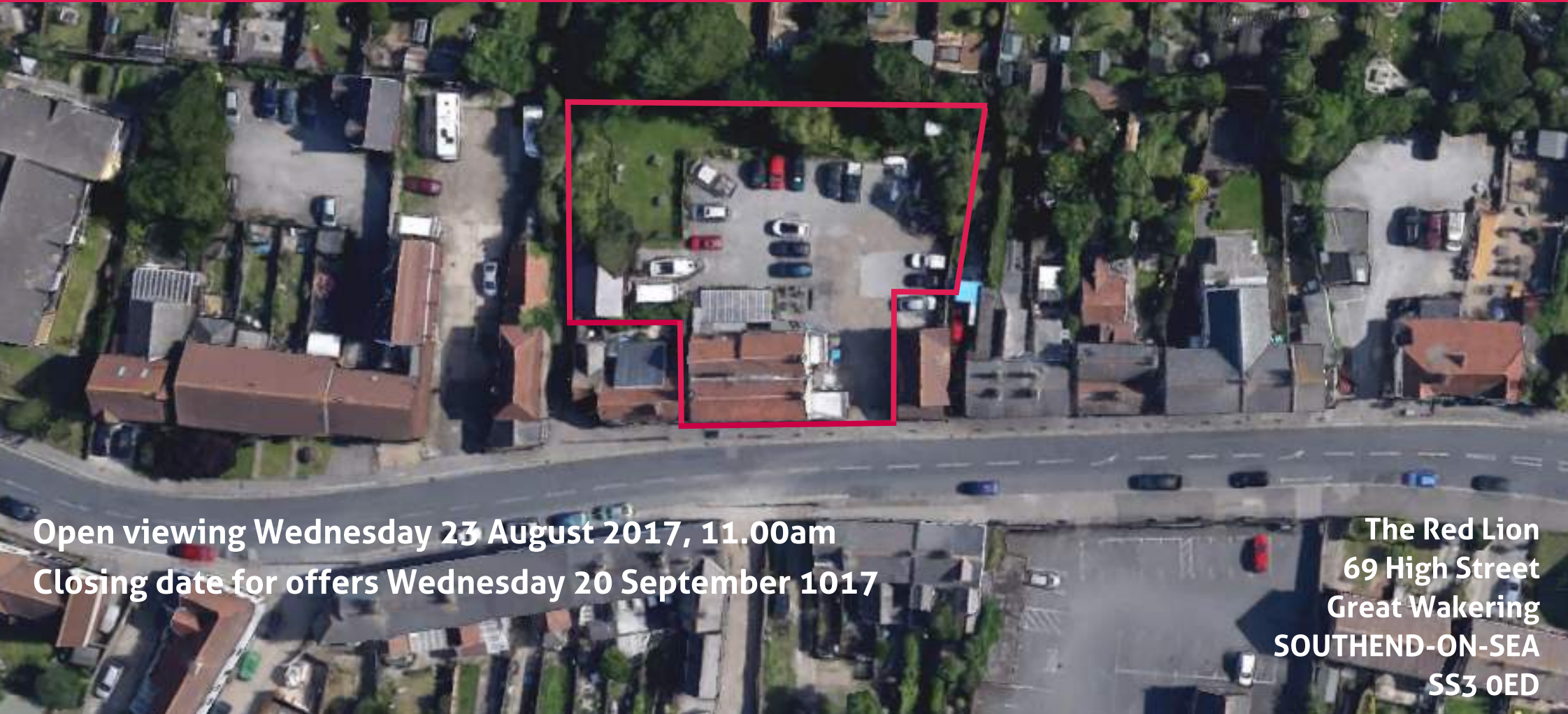


Freehold Development Opportunity For Sale



Open viewing Wednesday 23 August 2017, 11.00am
Closing date for offers Wednesday 20 September 2017

The Red Lion
69 High Street
Great Wakering
SOUTHEND-ON-SEA
SS3 0ED



DRAKE
& COMPANY

020 7495 7500

PROPERTY CONSULTANTS

- Situated in village centre
- Pub occupying 0.39 acre site
- Potential for residential development, subject to planning
- Conditional offers considered
- **Offers Invited**

LOCATION

The Village of Great Wakering lies between Shoeburyness and Foulness in Essex, 4 miles east of Southend.

The Red Lion is situated in the centre of the village in a primarily residential mixed use area.

PROPERTY

A semi-detached public house with trade area and car park to the rear. We understand that a small section of the property is Grade II listed.

The pub was severely fire damaged in 2016 and has not re-opened.

It should be noted that the freehold ownership includes the ground floor of 67 High Street (and not first floor) and therefore a flying freehold exists.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

Built Area 1,742 sq ft

Site Area 0.39 acre.

PLANNING

We have previously had a discussion with a Duty Planning Officer at Rochford District Council who confirmed that a small part of the property is Grade II Listed and also that the entire site lies within a Conservation Area.

The Planning Officer indicated that the Authority would be prepared to consider residential development in this location, subject to a suitably sensitive design, bearing in mind the adjacent Listed property and the fact that it lies within a Conservation Area. Interested parties are advised to discuss directly with Rochford District Council on 01702 318191.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite offers, excluding VAT (if applicable), for the benefit of our client's freehold interest with vacant possession.

Interested parties are advised that our clients are willing to consider both conditional and unconditional offers.

OPEN VIEWING

Wednesday 23 August 2017, 11.00am. Please confirm your attendance.

CLOSING DATE

Our client has set a **closing date for offers of Wednesday 20 September 2017.**



For further information contact sole agents:

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2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.