

FOR SALE

Former Police Station / Potential Development Opportunity*

10,317 sq. ft. (960m²)/Site area 0.49 acres (0.19 ha)

2-8 Rectory Road & 1 Howard Crescent, Pitsea, Basildon, Essex, SS13 2AA



- Former Police Station
- Potential Development Opportunity*
- Existing Buildings Comprising Offices and Houses

- Frontages to Rectory Road & Howard Crescent
- 0.25 miles to Retail Amenities
- Opposite Howards Park

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LOCATION

The property is situated with a main frontage to Rectory Road and a secondary frontage to Howard Crescent approximately 0.25 miles to the north east of Pitsea town centre and 0.66 miles to the north of Pitsea mainline railway station (London Fenchurch Street 40 minutes). Pitsea town centre provides retail and leisure facilities, Howards Park is located opposite the property. The A13 and Basildon town centre are accessible by vehicle via South Mayne and High Road.

DESCRIPTION

The former Pitsea Police Station comprises a self-contained building fronting Rectory Road together with three residential dwellings fronting Howard Crescent. The main building is arranged to provide office space, comprising a mix of open plan areas and private rooms, the main access being off Rectory Road. The residential dwellings are arranged in a terrace of three, and comprise three bed dwellings (one converted to offices) over two storeys. There is a large yard/car park, accessed via a gated entrance off Howard Crescent.

PLANNING INFORMATION*

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Basildon District Council.

ACCOMMODATION

2-8 Rectory Road (Main Building)

Ground Floor	4,037 sq. ft.	(375 m ²)
First Floor	3,202 sq. ft.	(297 m ²)
Total	7,239 sq. ft.	(673 m²)

Boiler Room	261 sq. ft.	(24 m ²)
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1a – 1c Howard Crescent

1a (Residential)	1,080 sq. ft.	(100 m ²)
1b (Residential)	999 sq. ft.	(93 m ²)
1c (Office)	999 sq. ft.	(93 m ²)
Total	3,078 sq. ft.	(286 m²)

Total Floor space 10,317 sq. ft. (960 m²)

Yard Area	5,200 sq. ft.	(483 m ²)
Total Site Area	0.49 acres	(0.19 ha)

Please note that floor areas are approximate and have been measured upon a gross internal area basis, with the exception of the Boiler Room, which has been measured upon a gross external basis. The site area has been taken from Promap.

TENURE

The property is offered for sale freehold with vacant possession. Further details upon application.

PRICE

Upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

EPC

2-8 Rectory Road EPC Rating D
 1a Howard Crescent EPC Rating E
 1b Howard Crescent EPC Rating E
 1c Howard Crescent EPC Rating D

BUSINESS RATES

Interested parties are advised to make their own enquiries of Basildon District Council.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS & FURTHER INFORMATION

Please contact:

Tim Collins
 Tel: 01245 342042
 Mob: 07720 806194
 Email: tim.collins@kemsley.com

Mike Lawrence
 Tel: 01708 766733
 Mob: 07976 562922
 Email: mike.lawrence@kemsley.com

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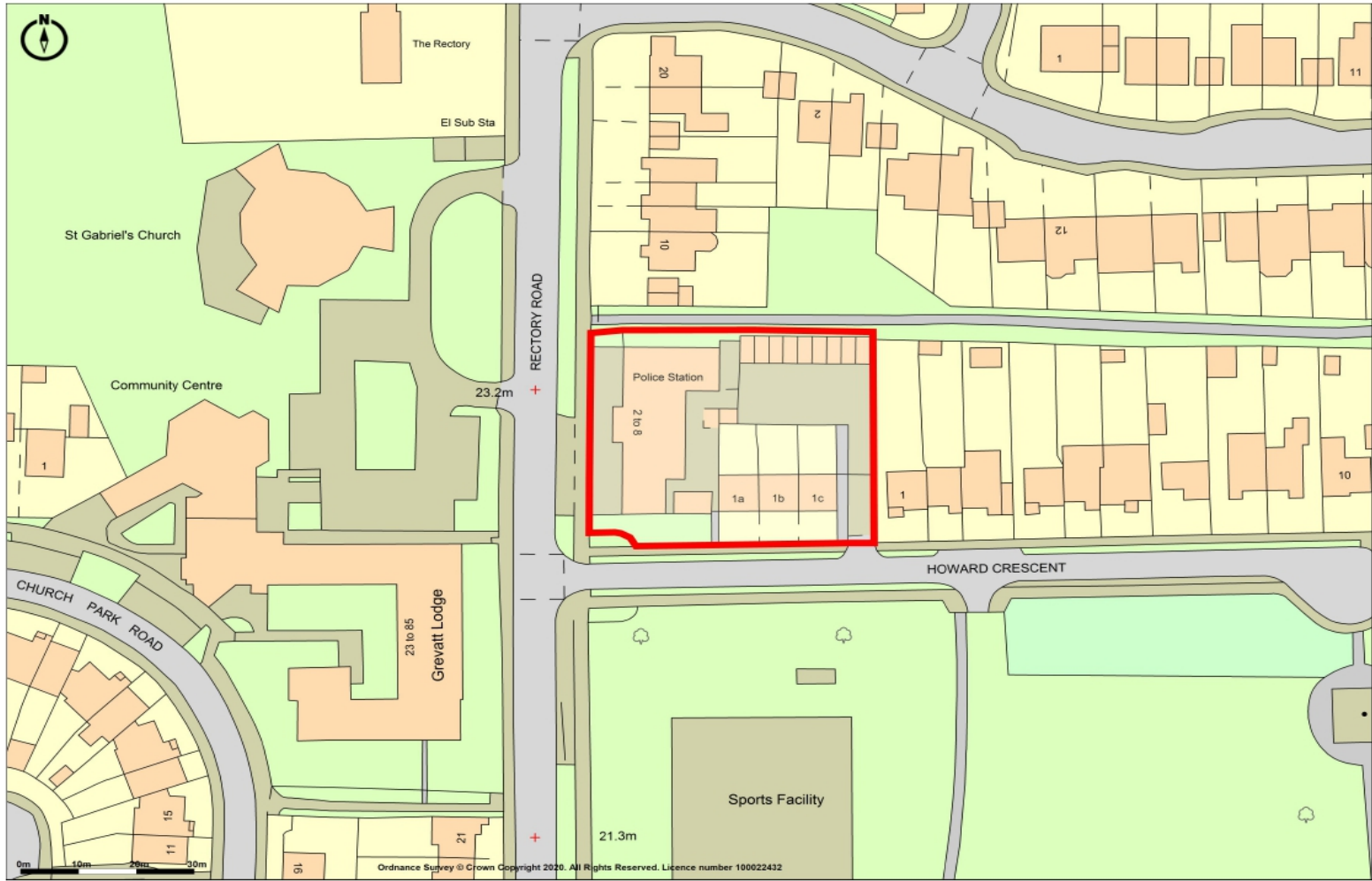
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Photographs taken in March 2020

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