

FOR SALE

Residential Development Opportunity

Planning Granted: 20 flats

Site Area 0.70 acres (0.28 hectares)

Former Council Offices,

3-15 South Street, Rochford, Essex, SS4 9SB

BID DEADLINE: 12PM TUESDAY 13TH MAY, 2025



- Planning and Listed Building consent granted
- 20 flats (3x 1 bed, 15x 2 bed, 2x 3 bed)
- Town centre location

- Railway station nearby
- Parking and garden to rear
- Freehold with vacant possession

 **Rochford**
District Council

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

Kemsley LLP, 113 New London Rd, Chelmsford, Essex, CM2 0QT

3-15 South Street, Rochford, Essex, SS4 9SB

Location

The property is located in a construction area on the east side of South Street within Rochford town centre where a number of pubs, restaurants, shops and local services are available together with residential properties, creating a mixed-use area. Rochford railway station is a short distance to the south providing Greater Anglia train services in to London Liverpool Street (approx 54 minutes). Rochford Hospital is close by and Southend Airport is approx. 1.2 miles to the south. Vehicular access is via a right of way off Lever Lane.

Description

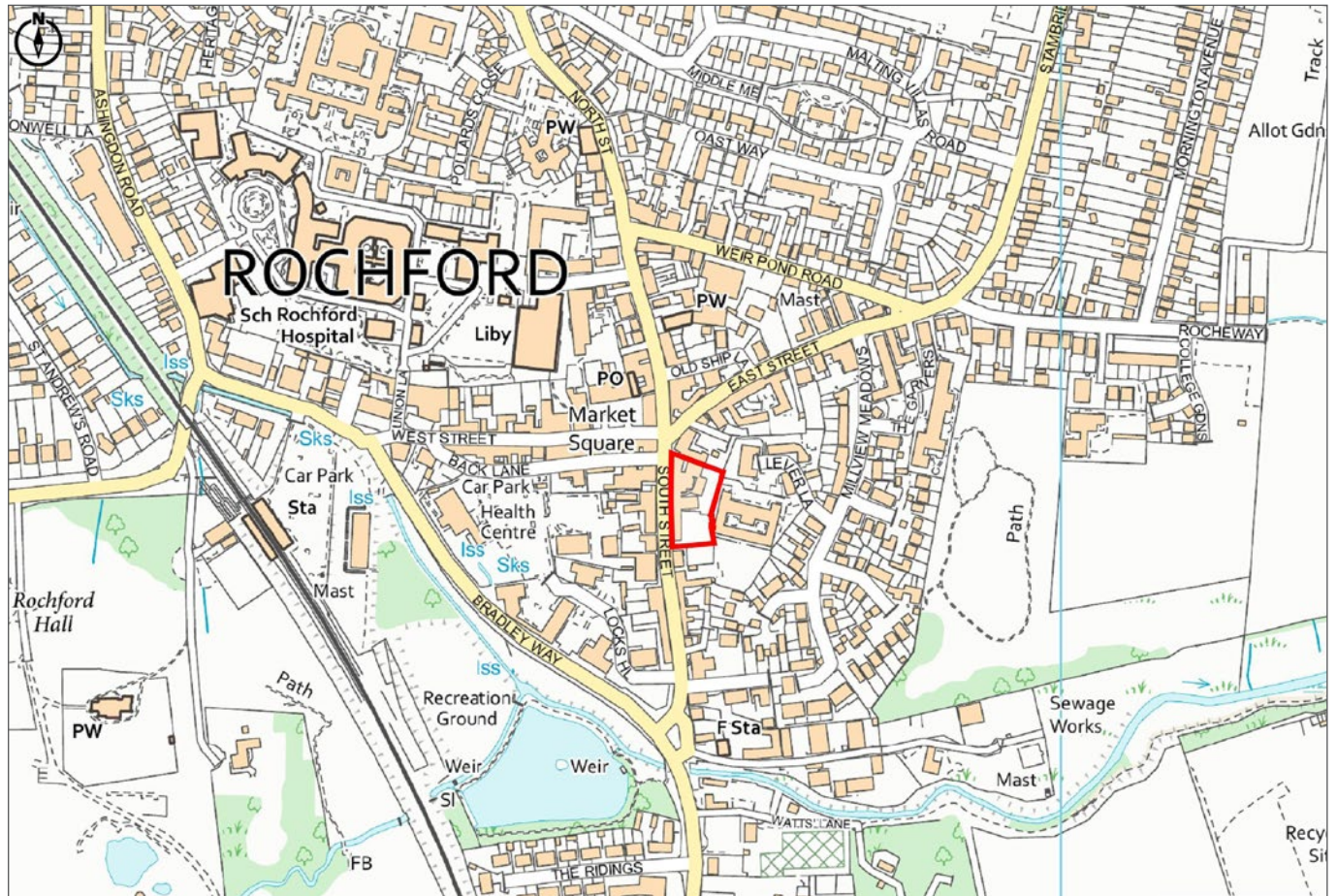
Believed to have originally been constructed as individual houses, the Grade II Listed properties have a history dating back to the 18th and 19th centuries with later 20th century restoration work, part rebuilding and more modern extensions to the rear. Whilst the property has an extensive frontage to South Street, vehicular access is to the rear.

Floor Area (Gross Internal Area)

Main Building 1,776 m²/19,117ft²
Temporary Building 123m²/1,321ft²

Site Area

Approximately 0.70 acres (0.28 hectares).



3-15 South Street, Rochford, Essex, SS4 9SB

Planning

Planning consent was granted by Rochford Council on 25th July 2022 (Ref. 21/01241/FUL) for conversion and alteration, part demolition and extension of buildings to form 20 apartments with associated parking, amenity space and landscaping. The scheme provides 3x 1 bedroom flats, 15x 2 bedroom flats and 2x 3 bedroom flats, with 7 of the flats to be Affordable Housing (35%). 20 car parking spaces and 24 cycle spaces are provided in addition to communal open space within the shared rear garden, although 5 ground floor flats have small private outside areas. Listed Building consent was granted on 5th April 2022 (Ref. 21/01242/LBC).

Architects plans and supporting documents can be found on www.rochford.gov.uk planning portal.

The property may suit conversion back in to a series of dwellinghouses or indeed alternative uses, subject to obtaining the necessary planning consents. Interested parties are advised to speak with the local planning authority and their planning advisers as regards to any proposed development or use of the property.

Restrictive Covenant

A permanent restriction will be placed on the Title of the property preventing use of same as a House in Multiple Occupation or for 'Temporary Accommodation'.

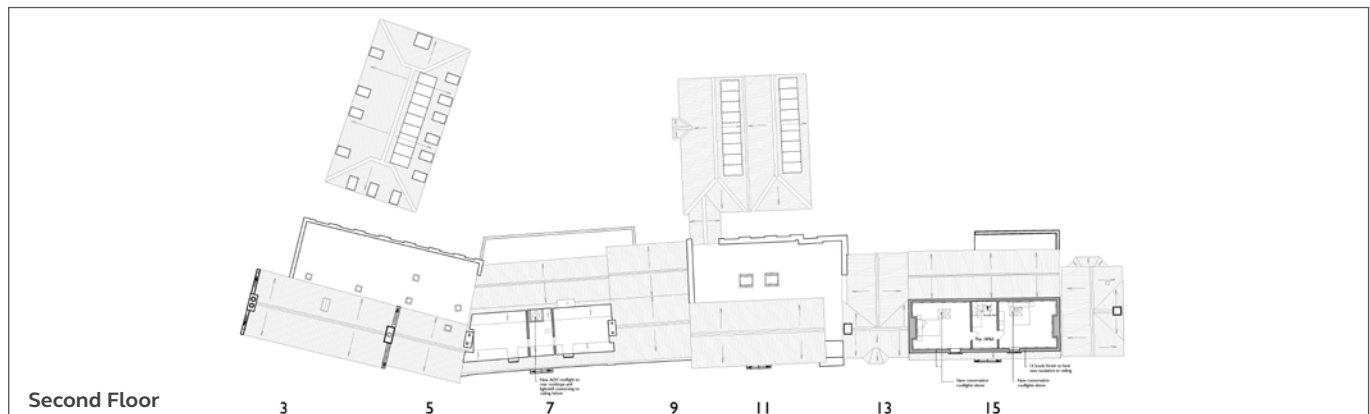
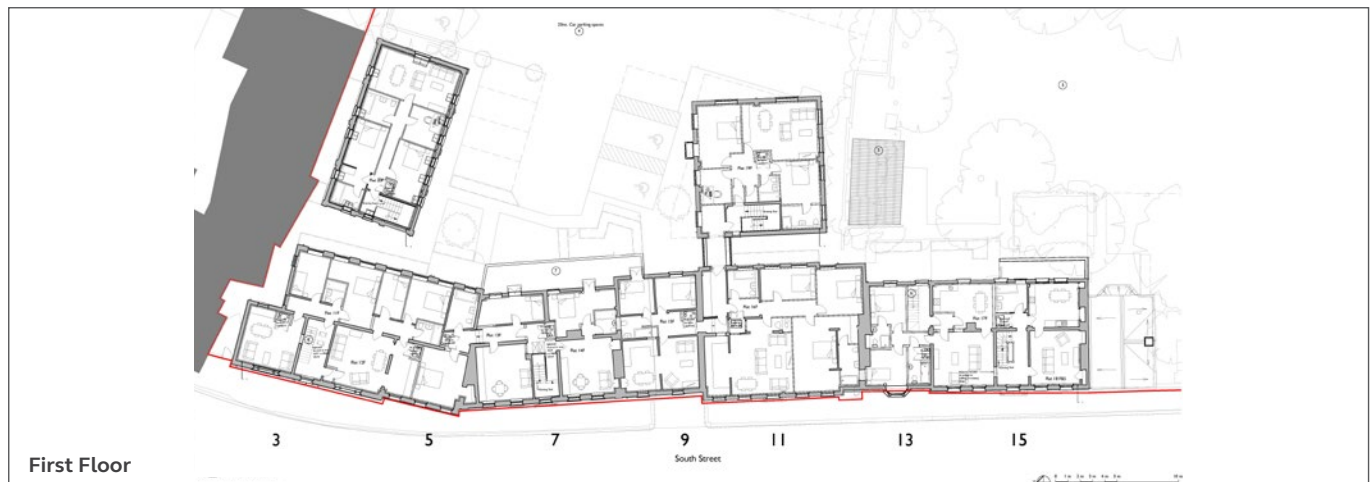
Title

The property includes Titles EX733192, EX733193, EX733195 and part EX733196. There is a strip of land transferred by mistake to Sanctuary Housing. Rochford Council are in the process of rectifying the Title.

Please note that part of the garden land within Title EX733196 will be retained by Rochford District Council. The site plans shown indicate land being sold.

Business Rates

The property is currently included within a larger, single assessment known as 3-19 South Street with a Rateable Value of £122,000 described as Offices and Premises.





3-15 South Street, Rochford, Essex, SS4 9SB



Dataroom

A dataroom has been set up for information relating to the property. Please contact Kemsley LLP for further information.

Method of Sale

The property is offered for sale freehold with vacant possession.

Our clients preference is for an UNCONDITIONAL SALE, however subject to planning offers with supporting information and drawings may be considered.

Offers are invited by informal tender by **12pm (midday) on Tuesday 13th May 2025**

A Tender Form is provided within the Data room although you may choose to submit your offer in another format. All offers must provide supporting documentation to include proof of financial ability to purchase at your offer price, and timescales for exchange and completion.

Guide Price

Upon Application.

VAT

Sale of the property will not be subject to VAT

Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

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

Contact

Mike Lawrence

Tel: 01245 358988 / 07976 562922

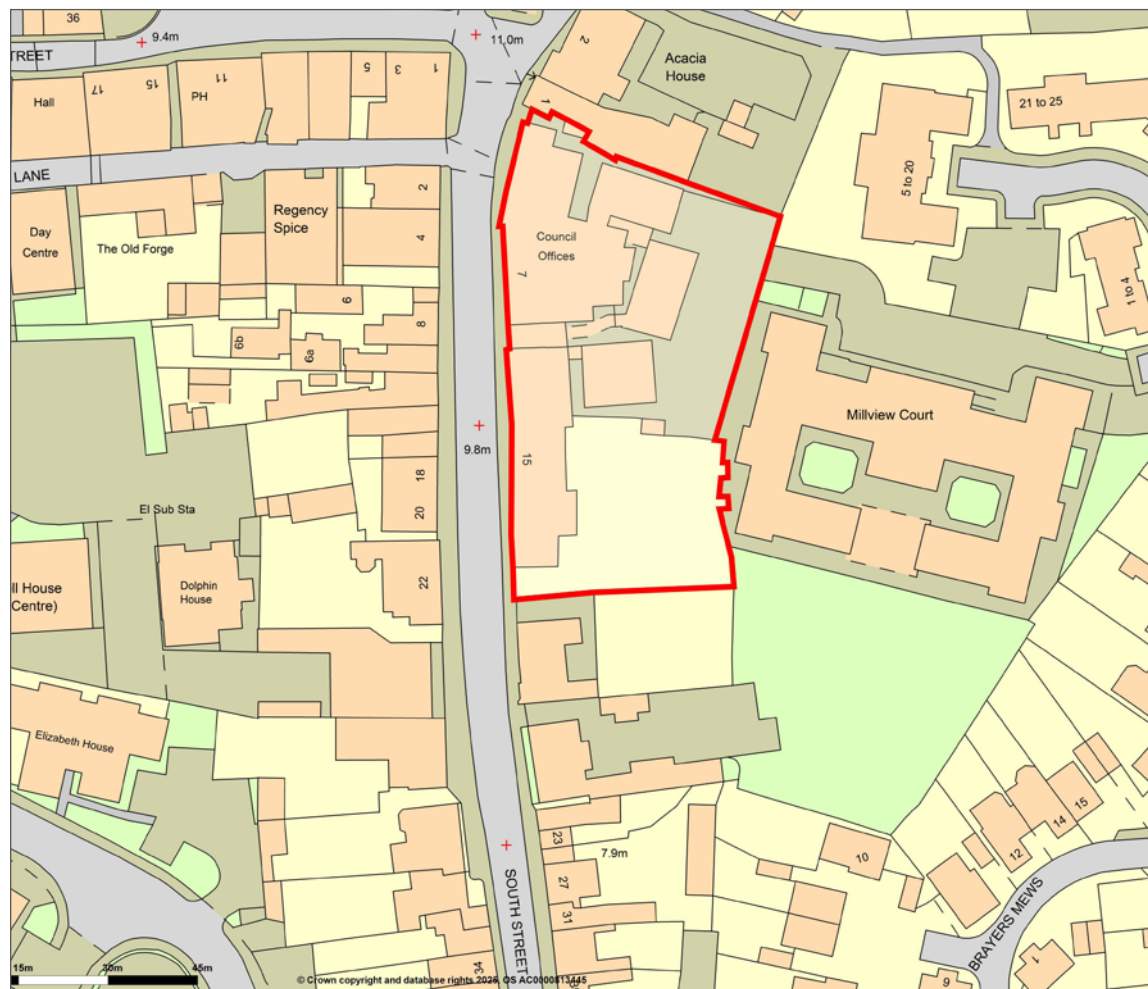
Email: mike.lawrence@kemsley.com

Ryan Jones

Tel: 01268 532425 / 07813 973113

Email: ryan.jones@kemsley.com

Reference: AC2895(A)



KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property (March 2025).

Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' should read as referring to Kemsley LLP.

Analysis



Advice



Solution



CHELMSFORD

113 New London Rd
Chelmsford
CM2 0QT

BASILDON

Phoenix House
Christopher Martin Road
Basildon
SS14 3EZ

**RAINHAM
CEME**

Marsh Way
Rainham
RM13 8EU

LONDON

46 New Broad Street
London
EC2M 1JH

WATFORD

The Wenta Business Centre
Colne Way
Watford
WD24 7ND