

v2.0



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## CRAYS HILL, BASILDON, ESSEX

LAND OFF LONDON ROAD, CRAYS HILL, BILLERICAY, CM11 2XY

PASTURE LAND FOR SALE STRATEGICALLY LOCATED IN THE CENTRE OF THE VILLAGE CLOSE TO BRENTWOOD, CHELMSFORD, CENTRAL LONDON, THE A127 AND M25 MOTORWAY

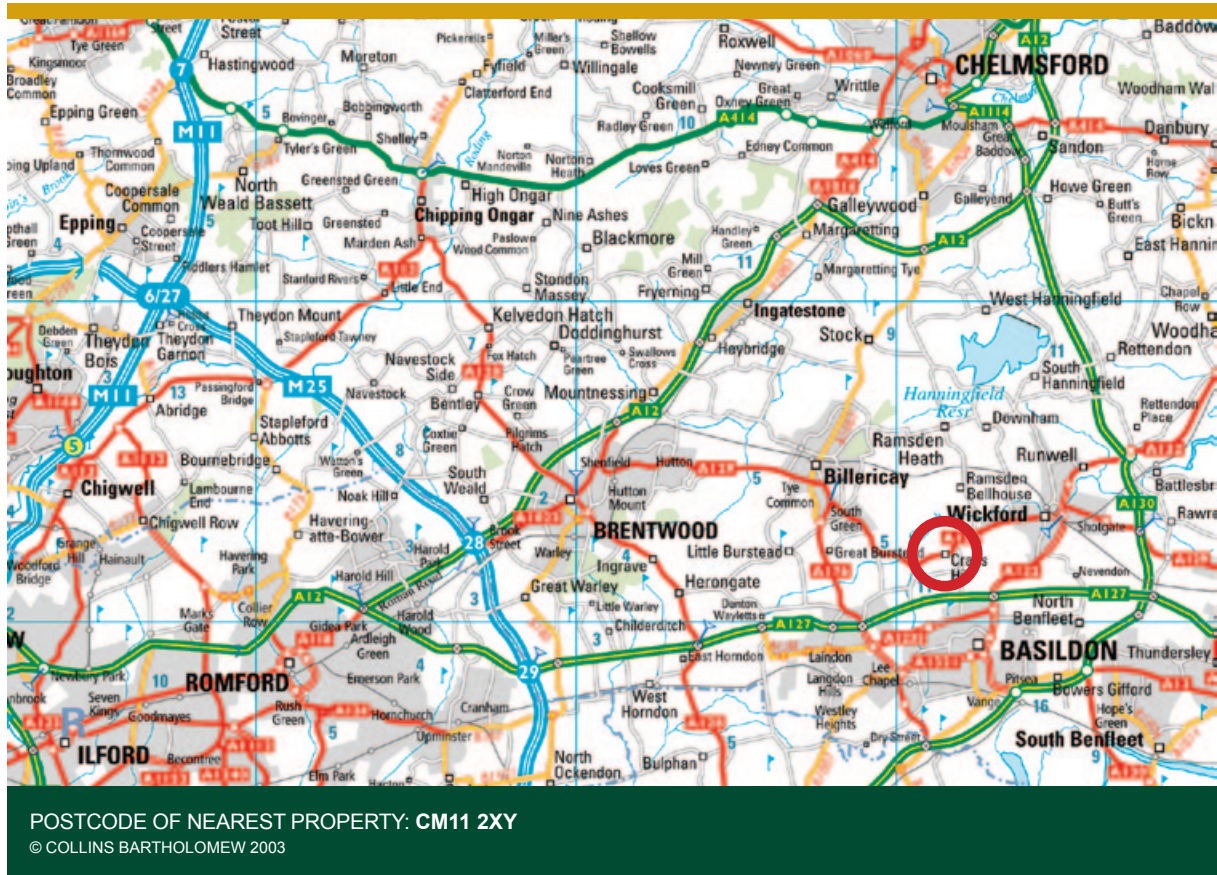


A rare opportunity to own a parcel of pasture land in an affluent village within the London commuter belt. Measuring 2.28 acres, the land is flat and could be suitable for a variety of uses subject to planning permission.

The site is ideally placed, with the coastal town of Southend-on-Sea to the east and the City of London to the west. The area benefits from excellent transport links with the A127 offering quick access to the M25 and London. Nearby train stations offer fast, direct rail links into London within just half an hour.

The land is surrounded by housing and is situated within the affluent Essex village of Crays Hill. House prices in the area are 76% above the country average reflecting the desirability of the area as a place to own property – including land.

Size: 2.28 acres  
Guide Price: SOLD



## TRAVEL & TRANSPORT

- ◆ 0.9 miles to the A127
- ◆ 3.0 miles to Billericay Train Station\*
- ◆ 3.9 miles to the A130
- ◆ 5.8 miles to the A12
- ◆ 8.5 miles to the M25 (J29)
- ◆ 10.1 miles to London Southend Airport

\* Journey Times: 16 mins to Romford; 20 mins to Brentwood; 22 mins to Southend Airport; 22 mins to Stratford; 31 mins to London Liverpool Street

## LOCATION

- ◆ 2.0 miles to Wickford
- ◆ 2.3 miles to Basildon
- ◆ 3.0 miles to Billericay
- ◆ 7.4 miles to Brentwood
- ◆ 8.9 miles to Chelmsford
- ◆ 11.0 miles to Southend-on-Sea
- ◆ 12.7 miles to Romford
- ◆ 26.8 miles to Central London

Crays Hill is an affluent village – and part of the London commuter belt – in the Basildon borough of Essex.

The borough of Basildon is a prosperous business location which has seen significant investment and jobs growth in recent years.

Throughout the Basildon District there are major developments planned estimated to total nearly £2 billion. These include the regeneration of nearby Basildon and Wickford town centres, where further amenities can be found.

Basildon town centre has many high street stores. As well as shops and coffee houses in the open air East Walk and Town Square, there is the covered Eastgate Shopping Centre which is also situated in the Town Centre, home to over 100 retailers.

The coastal town of Southend-on-Sea lies to the west and is home to numerous seafront attractions including Adventure Island and the longest leisure pier in the world, Southend Pier. London Southend Airport lies to the north of the town centre.

The land lies within the London commuter belt through its nearby direct rail connection to London Liverpool Street, on which a train to London takes approximately 30 minutes.

The land also has quick access to the City via the nearby A127, A13 and A12 trunk roads, all of which also allow easy access to the M25 and the rest of the motorway network.

## HOUSE PRICES

The land is situated in an extremely affluent area. House prices in Crays Hill are 55% above the county average, 61% above the regional average and **76% above the country average** (Zoopla).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

## PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

## OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

## LOCAL AUTHORITY

Basildon Borough Council  
[www.basildon.gov.uk](http://www.basildon.gov.uk)

Essex County Council  
[www.essex.gov.uk](http://www.essex.gov.uk)

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (Strutt & Parker).

## METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

## ACCESS

Access is off the A129 London Road from where full vehicular right of way is provided to the land by way of an easement (*shown blue on the plan*).

## VIEWING

To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Access off the A129 London Road

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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