

Land at The  
Garrison  
Shoeburyness  
Essex  
SS3 9ES

For Indicative Purposes Only





## Land at The Garrison, Shoeburyness, SS3 9ES

We are delighted to introduce the above residential development site situated in Shoeburyness, Essex. The Garrison is a strategic site which has been promoted by Garrison Developments and which we are jointly marketing with **Ayers & Cruiks**.

### Prime Residential Development Site

- Outline planning permission for the erection of 214 dwellings, retail and non-commercial space, open space and infrastructure.
- Site area of approximately 20.16 acres (8.16 ha).
- 4,306 sqft (400 sqm) of Commercial A1 – A3 use.
- 10,764 sqft (1,000 sqm) of Health Centre D1 use.
- For sale by Informal Tender
- Offers sought on an “Unconditional” basis by 12 noon on Friday 28<sup>th</sup> May 2021.

### Location

The site is located in The Garrison, a former Ministry of Defence military site that has since been redeveloped to a primary residential area. The Garrison is located to the east of Southend on Sea, a town and wider Unitary Authority / Local Planning Authority.

The Garrison is located to the south of Shoeburyness, which has amenities including Shoeburyness Railway Station that provides access to London Fenchurch Street in approximately one hour. The A13 runs west from The Garrison towards London, meeting the M25 at Junction 30.

Southend Airport is located to the north of the town and provides both domestic and international flights.

Southend has extensive leisure amenities including The Cliffs Pavilion concert hall, Adventure Island theme park and Southend Pier, the longest leisure pier in the world.

## Description

The site totals approximately 20.16 acres (8.16 ha) and currently comprises grassland. It is bound by Campfield Road to the north, New Garrison Road to the east, New Barge Pier Road to the south and residential properties and trees to the west.

The site is located within Flood Zones 3 and therefore has been split into four elevated 'home zones'. Finished ground floor levels are proposed to be 6.5 metres above Ordnance Datum.

## Planning

The site is situated within the Local Authority of Southend-on-Sea. The site benefits from outline planning permission (ref: 20/01227/OUTM) to *"Erect up to 214 residential units (Use Class C3), provision of a new health centre up to 1000sqm (Use Class D1), up to 400sqm of retail floorspace (Use Class A1-A3), land raising, all associated car parking, new foot and cycle paths, public open space, landscaping and ancillary works and infrastructure, Install vehicular access off Barge Pier Road, New Garrison Road and Magazine Road"*

Section 106 provides for 65 affordable housing units across the site. Further information on the Section 106 Agreement can be found in the Data Room.

A link to the planning application found here [Planning Application](#).

Further information in regards to all aspects of planning, along with a Planning Brief prepared by Strutt and Parker, can be found in the Data Room.

## Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

## Tenure

The site is to be sold freehold, with vacant possession.

## Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## VAT

Any guide price quoted or discussed is exclusive of VAT.

## Viewings

Viewings should be arranged by prior appointment with the selling agents. Potential purchasers should note that Strutt & Parker and Ayers & Cruiks take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

## Data Room

Access to a Data Room containing all relevant sales information and a full suite of technical reports is available via the link or QR Code below.

[The Garrison - Data Room Link](#)





## Method of Sale

Strutt & Parker and Ayers & Cruiks have been jointly instructed to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign.

The vendors do not undertake to accept the highest or indeed any offer. Offers are sought on an "Unconditional" basis.

Informal tenders should be sent to [James.Marner@struttandparker.com](mailto:James.Marner@struttandparker.com) & [steve@ayerscruiks.co.uk](mailto:steve@ayerscruiks.co.uk) and received by no later than 12 Noon on Friday 28<sup>th</sup> May 2021.

Bidding guidance can be found on the Data Room.

## Contacts

For more information and appointments to inspect please contact:

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# Ayers & Cruiks

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