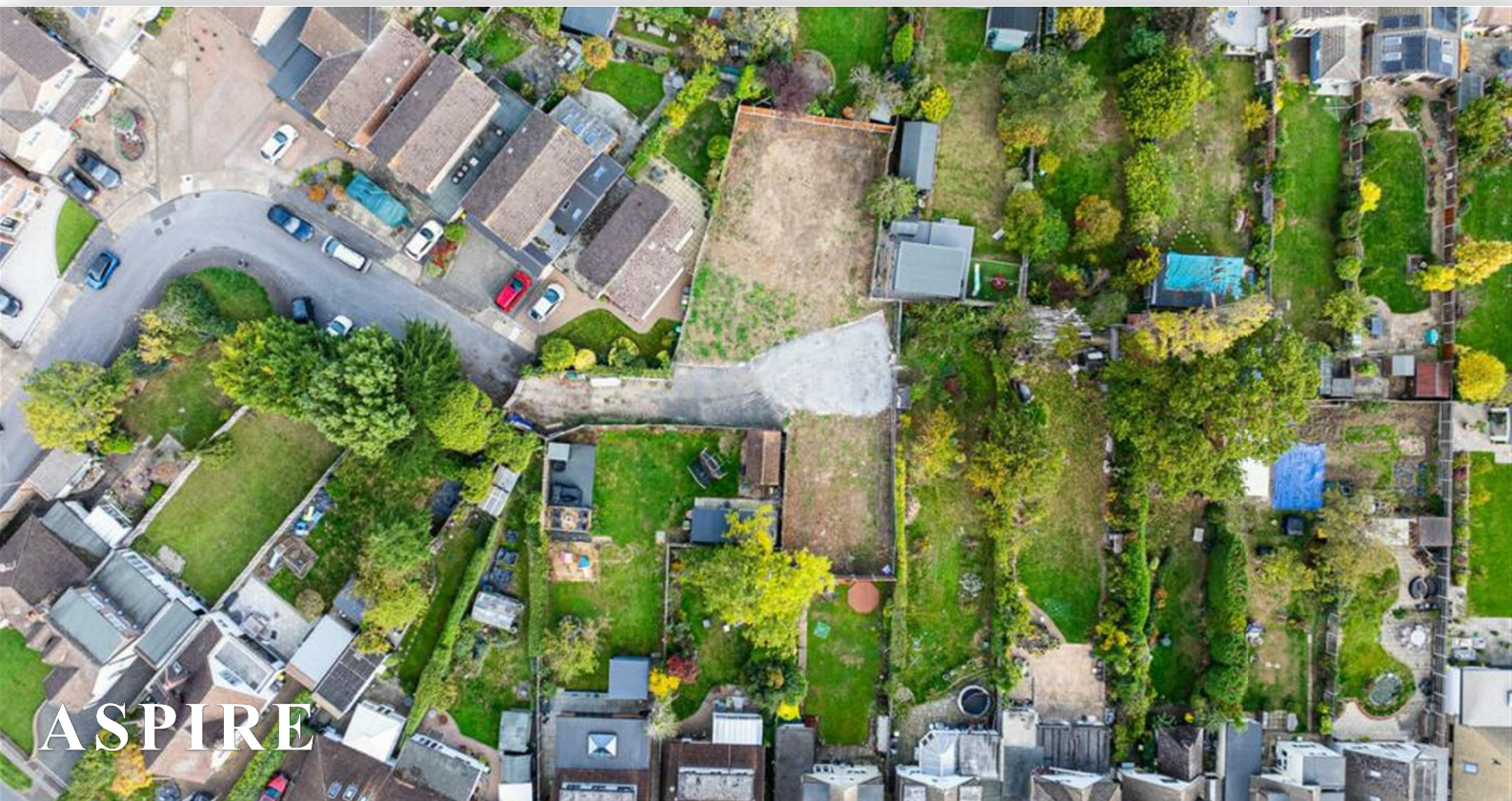


**To arrange a viewing contact us
today on 01268 777400**



Bracken Dell, Rayleigh £450,000

This attractive freehold development opportunity presents strong potential for investors and developers seeking a residential scheme in the established and highly sought-after town of Rayleigh.

Planning permission has been granted for the development of two well-proportioned detached bungalows, each thoughtfully designed to provide modern, energy-efficient accommodation arranged entirely over a single storey. Each proposed dwelling extends to approximately 80 sq m, offering practical and well-planned layouts particularly suited to downsizers, retirees and purchasers seeking comfortable single-storey living.

The proposed bungalows provide an opportunity to deliver high-quality new homes within an established residential setting, with the scheme benefiting from its proximity to Rayleigh town centre and a range of local amenities.

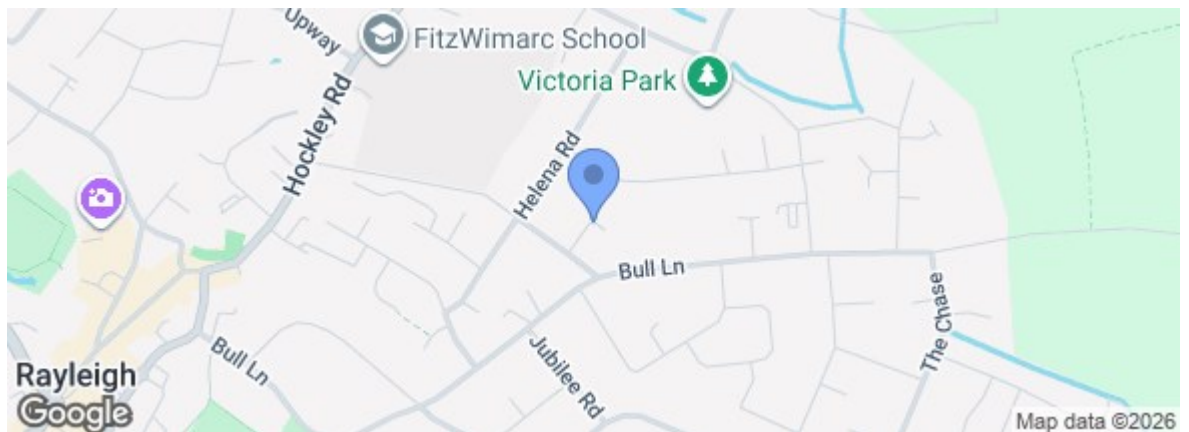
The site also offers the potential for future development phases, providing an additional opportunity to enhance the overall investment proposition. The second phase is currently progressing through the planning process, with further details available upon request.

This phased approach may provide an investor or developer with the opportunity to develop the consented scheme initially, while retaining the potential to pursue further development on the wider site, subject to the necessary planning consents.

LOCATION

The site is situated within a peaceful and established residential area of Rayleigh, while remaining conveniently close to the town centre. Rayleigh High Street is within easy reach and offers an excellent selection of

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.