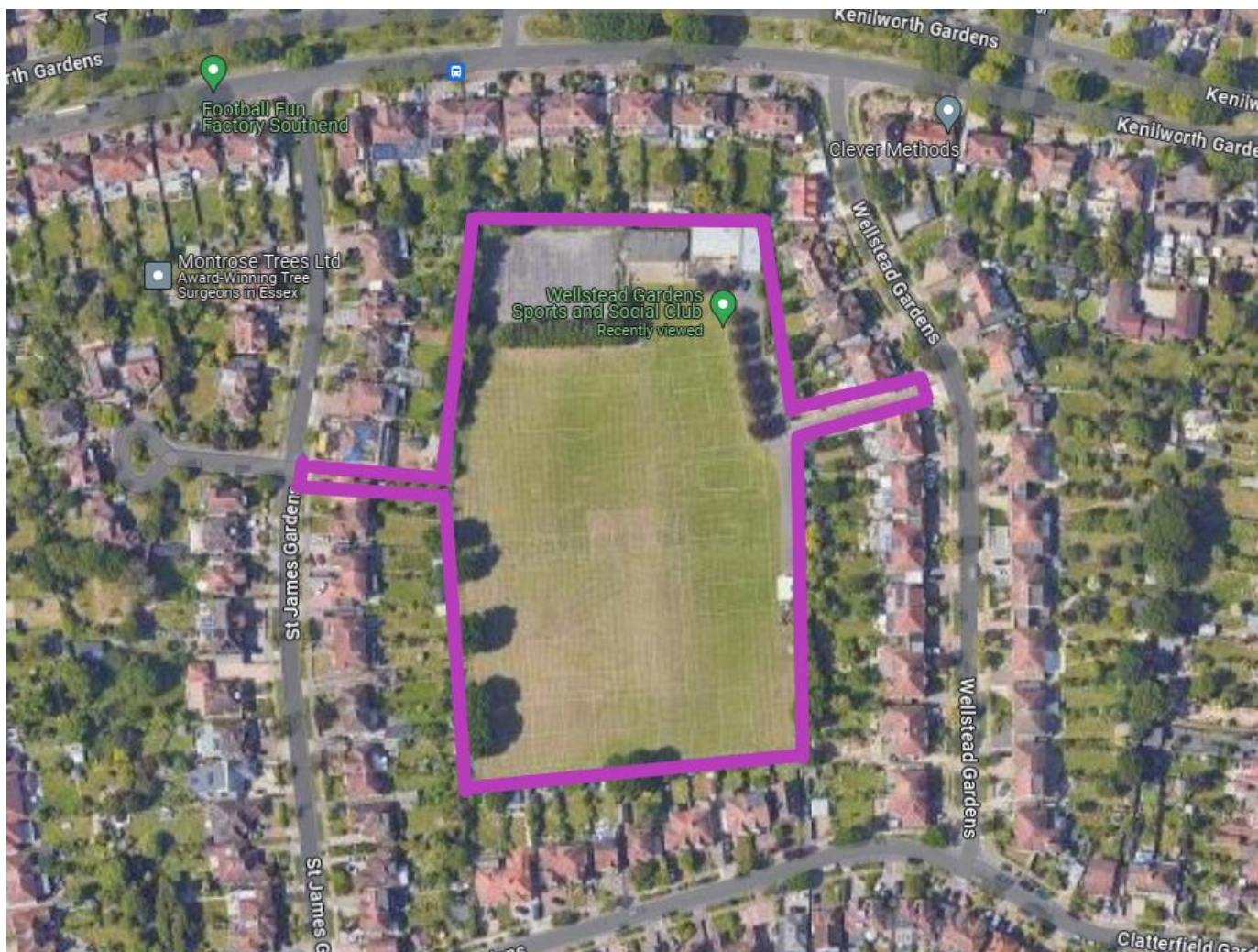


WESTCLIFF-ON-SEA



FOR SALE

Wellstead Gardens
Westcliff-on-Sea
Essex
SS0 0BU

**Sports Ground/
Development Potential**
Site Area Approx 4.5 Acres (1.82 HA)

-  Leisure/Development
-  Site Extends to Approx 4.5 Acres
-  Freehold For Sale
-  Two Separate Buildings On Site
-  Price On Application



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
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CHELMSFORD OFFICE
01245 202555

WESTCLIFF-ON-SEA

FOR SALE



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
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CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The site encompasses approximately 4.52 acres of land, surrounded on all sides by residential houses. There are two separate buildings on the property, totaling 3,501 sq.ft. (325 sq.m). The more modern building is well-appointed, featuring several changing rooms, showers, and a classroom. The older building was formerly used as a social club, complete with a bar and kitchen, but has since been repurposed by the college as a gymnasium with changing rooms and W.C. facilities.

The site also includes two tennis courts, which are in need of renovation but can be made fully functional with refurbishment. Additionally, there are football and training pitches. The main entrance is located on Wellstead Gardens, situated between two residential properties, with a secondary entrance from St. James Gardens that has not been used for many years.

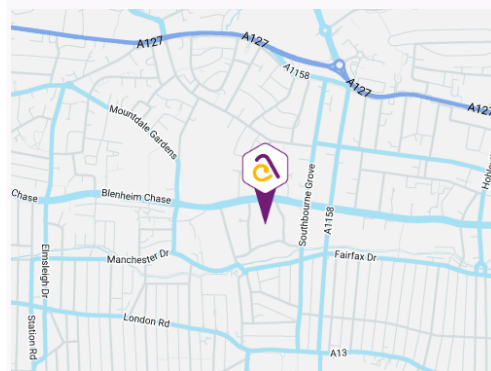


ACCOMMODATION

Total Land Area: 4.5 Acres (1.82 HA)

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.



BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000

TENURE

Freehold

PRICE

Price On Application

VIEWING

Strictly by prior appointment via Vendor appointed agents Ayers&Cruikis

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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