



Ayers Cruiks  
COMMERCIAL

## For Sale – Residential Development Site

22-26 Leigh Hill, Leigh-  
on-Sea, SS9 2DN

Development site with  
planning approval for 3 x 4 bed  
houses with 3 parking spaces,  
refuse and cycle storage. GDV  
£4.2 Million.

- Planning For 3 Luxury Family
- Homes 3x4 Bedroom Homes  
Arranged Over 3 Floors
- Parking For 3 Cars With Cycle  
Storage and Refuse
- GDV = £4.2 Million
- The CIL Has been Paid

01702 343060

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)



# 22-26 Leigh Hill, Leigh-on-Sea, SS9 2DN

## Summary

Price: Offers in excess of £800,000

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

VAT: To be confirmed

Legal fees: Each party to bear their own costs

## Contact & Viewings

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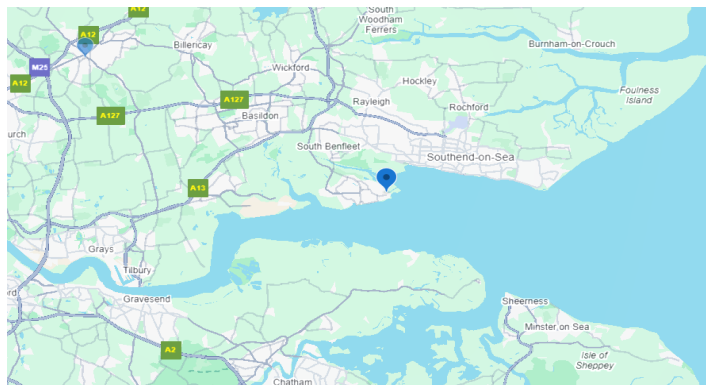
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## Description

Prime development opportunity in the heart of Leigh on Sea for three, four bedroom houses.

This consented scheme provides an opportunity to deliver a high-quality residential development through the part-demolition and reconstruction of No. 24 Leigh Hill, creating two new three-storey dwellings adjoining No. 22. The approved proposals also include the change of use of the basement and ground floor at No. 22 from retail (A1) to residential (Class C3), along with associated alterations to the rear elevation.

The development comprises three 4-bedroom units, each arranged over three floors and designed with efficient layouts suitable for modern family living.

Basement level accommodates:

- 3 on-site parking spaces
- Dedicated refuse and cycle storage
- Direct access routes to serve all units

Ground-floor amenity space is positioned off the dining areas, providing private outdoor space and strong market appeal.

The scheme has been designed with generous internal proportions and a rational structural layout, enabling straightforward construction and strong resale or rental values. Significant attention has been given to spatial planning, buildability, and long-term asset performance, resulting in a consented project with clear commercial viability.

This represents a rare opportunity to deliver three premium family homes in a sought-after residential location, with approved consent and a clear path to development.

REF:24/00272/FUL

## Location

This Development site is located on Leigh Hill in Leigh-On-Sea in the sought after conservation area of Leigh and will boast panoramic views of the Thames Estuary at 2nd and 3rd floors.

## Price

Offers In Excess Of £800,000. The CIL Has Been Paid.

## Key finances

Our client has provided the following figures:  
Build Costs: Estimated at around £2 million.  
Expected GDV: £4.2 million.

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 Jan 2026.

<b>Accommodation Schedule Unit Breakdown</b>						
Unit	Type	Beds	Size (SQM)	Size (SQFT)	Amenity (SQM)	Parking
No.22	House (Private)	4B	268.9	2894	198.8 total (site-wide)	1
No.24	House (Private)	4B	233.5	2513	—	1
No.26	House (Private)	4B	207.6	2235	—	1

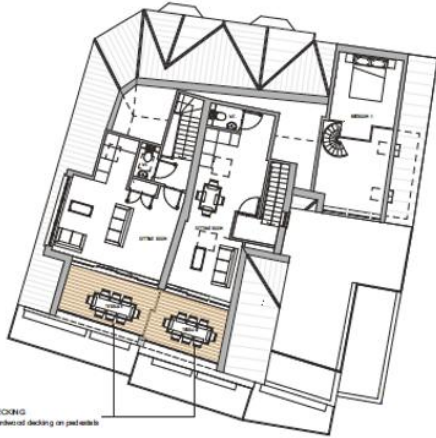
<b>Site Metrics</b>	
Category	Value
Total Gross Site Area	0.04 ha / 0.10 acres
Private Amenity (Total)	198.8 SQM / 2139.9 SQFT
Parking Provision	3 spaces (2 standard + 1 disabled + all 3 electric-enabled)



SIDE 02 ELEVATION



JATION



DECKING  
Hardwood decking on pedestals

THIRD FLOOR PLAN



PLANTERS  
Hardwood planter, Mobilize system or similar  
Refer to Appendix 05

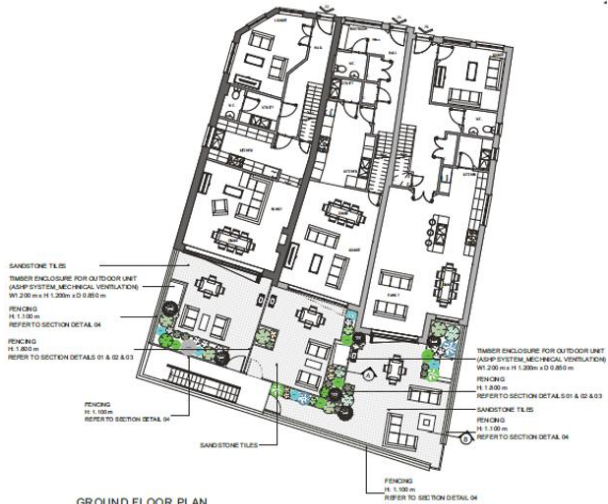
DECKING  
Hardwood decking on pedestals

TIMBER FENCE  
AS PER SECTION DETAILS 05, 06, 07

TIMBER FENCE  
REFER TO SECTION DETAILS 05, 06, 07

PLANTERS  
Hardwood planter, Mobilize system or similar  
Refer to Appendix 05

SECOND FLOOR PLAN



SANDSTONE TILES

TIMBER ENCLOSURE FOR OUTDOOR UNIT  
(ASHP SYSTEM MECHANICAL VENTILATION)  
W1.200 m x H 1.200 m x D 0.850 m

FENCING  
H 1.100 m  
REFER TO SECTION DETAIL 04

FENCING  
H 1.800 m  
REFER TO SECTION DETAILS 01 & 02 & 03

FENCING  
H 1.100 m  
REFER TO SECTION DETAIL 04

TIMBER ENCLOSURE FOR OUTDOOR UNIT  
(ASHP SYSTEM MECHANICAL VENTILATION)  
W1.200 m x H 1.200 m x D 0.850 m

FENCING  
H 1.800 m  
REFER TO SECTION DETAILS 01 & 02 & 03

SANDSTONE TILES

FENCING  
H 1.100 m  
REFER TO SECTION DETAIL 04

GROUND FLOOR PLAN



PLANTERS  
Hardwood planter, Mobilize system or similar  
Refer to Appendix 05

TIMBER FENCE  
REFER TO SECTION DETAILS 05, 06, 07

DECKING  
Hardwood decking on pedestals

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Refer to Appendix 05

TIMBER FENCE  
REFER TO SECTION DETAILS 05, 06, 07

FIRST FLOOR PLAN

