



Ayers & Cruiks
COMMERCIAL

22-26 Leigh Hill, Leigh-on-Sea, SS9 2DN
For Sale | 4,356 sq ft

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

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

Summary

- Price: Offers in excess of £1,000,000
- Business rates: Interested parties are advised to confirm the rating liability with Southend City Council 01702 215000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

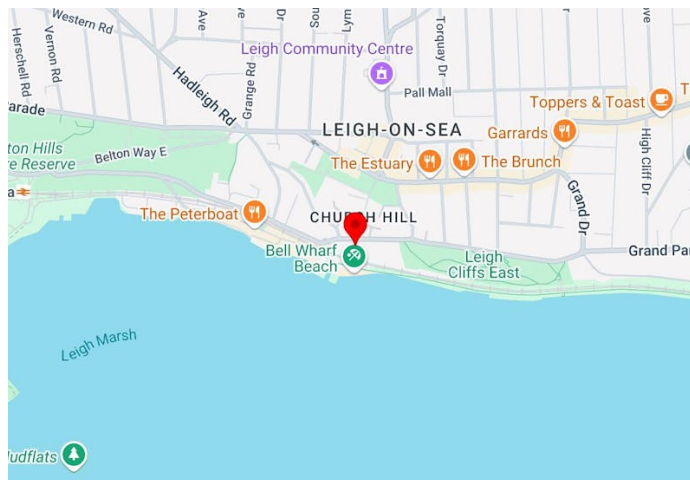
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Key Points

- Planning For 3 Luxury Family Homes
- 3x4 Bedroom Homes Arranged Over 3 Floors
- Parking For 3 Cars With Cycle Storage and Refuse
- Close To Amenities

Description

There is approved consent to part demolish No 24 Leigh Hill, part rebuild and erect 2 three story dwelling houses adjoining No 22, balconies to rear, change use of basement and ground floor at No 22 Leigh Hill from shop to dwellinghouse (Class C3), alter rear elevation, layout associated parking area, refuse and cycle storage at basement level and amenity space to rear. The scheme contains 3 x 4 bed properties arranged over 3 floors. Basement level consists of 3 parking spaces, refuse and cycle storage. Amenity is located at ground level off the dining areas. Internally the layout of the properties are extremely spacious and during design stage conscientious thought was put into each room and we feel that we have provided 3 luxury family homes.
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.

Accommodation

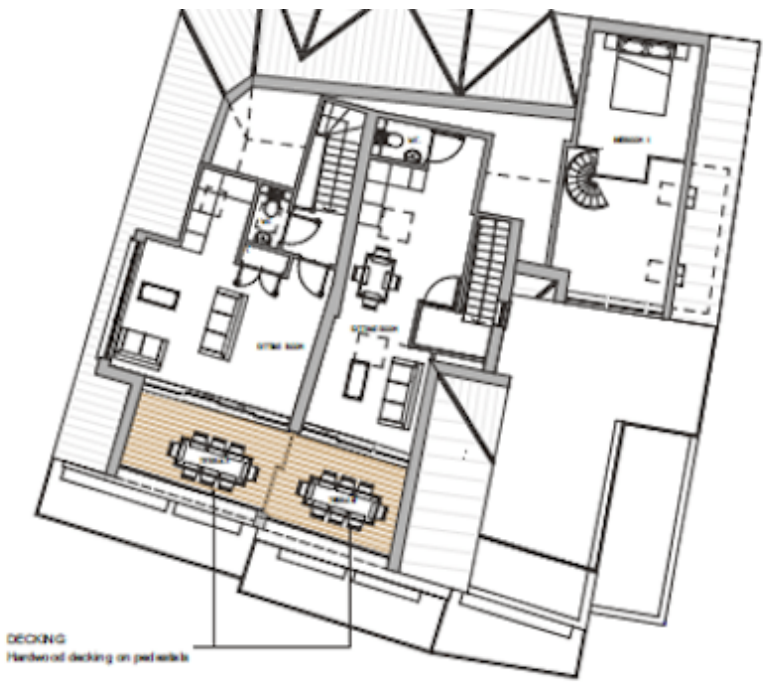
Description	sq ft	sq m
Land	4,356	404.69

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



SECOND FLOOR PLAN





SIDE 02 ELEVATION



Proposed north facing elevation 1:100

