

LEIGH-ON-SEA

FOR SALE



Land
1-5 Woodside Parade
Leigh-On-Sea
SS9 4SS

DEVELOPMENT

4.214 SQ.FT. (391.5 SQ.M.)



DEVELOPMENT SITE



PROMINENT LOCATION IN
WOODSIDE PARADE



CONSTRUCTION OF FOUR,
THREE BED HOUSES



PLANNING PASSED
24/00546/FUL



OFFERS IN EXCESS OF £750,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This development opportunity, with fully approved plans, is located just a short walk from Belfairs Woods. Situated to the West of Southend-On-Sea, it offers direct access to Southend Town Centre and is also close to Leigh-On-Sea station, providing easy routes to London. Positioned in the county of Essex, Leigh-On-Sea has become a sought-after location and continues to grow. It is a short drive from the beach, golf courses and a variety of pubs and restaurants.

Planning approval has been granted for the demolition of the existing buildings and the construction of four, three bed houses, complete with associated amenity space and bin stores. The proposal includes front parking and the creation of new vehicle crossovers.

Planning permission passed 24/00546/FUL.

All sites are subject to a buyer's discretion and change subject to council approval, with further development potential STPP.

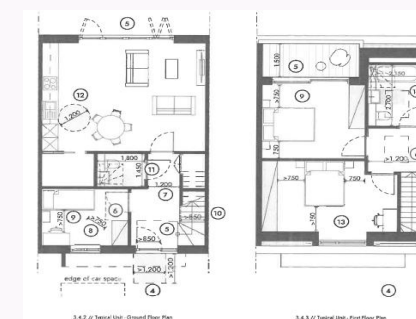
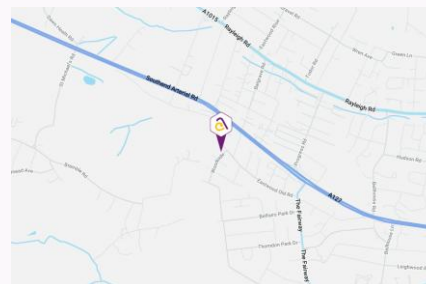
This application is subject to a Community Infrastructure Levy charge. Under relevant planning laws, CIL is considered in planning decisions. The proposed development has a gross internal area of 391.5 SQ.M, which may result in a CIL charge of about £11,473.96 (subject to confirmation). Any existing floor area that is being kept or demolished and meets the 'in-use building' criteria may be deducted from the chargeable area, reducing the final charge.

TERMS:

The vendor is seeking unconditional offers.

EPC:

Upon request



LEGAL COSTS:

Each party to be responsible for their own legal costs.

TENURE:

Freehold

PRICE:

Offers In Excess Of £750,000

VAT:

Plus VAT If Applicable

VIEWING:

Strictly prior appointment via vendors appointed agents Ayers&Cruiks.

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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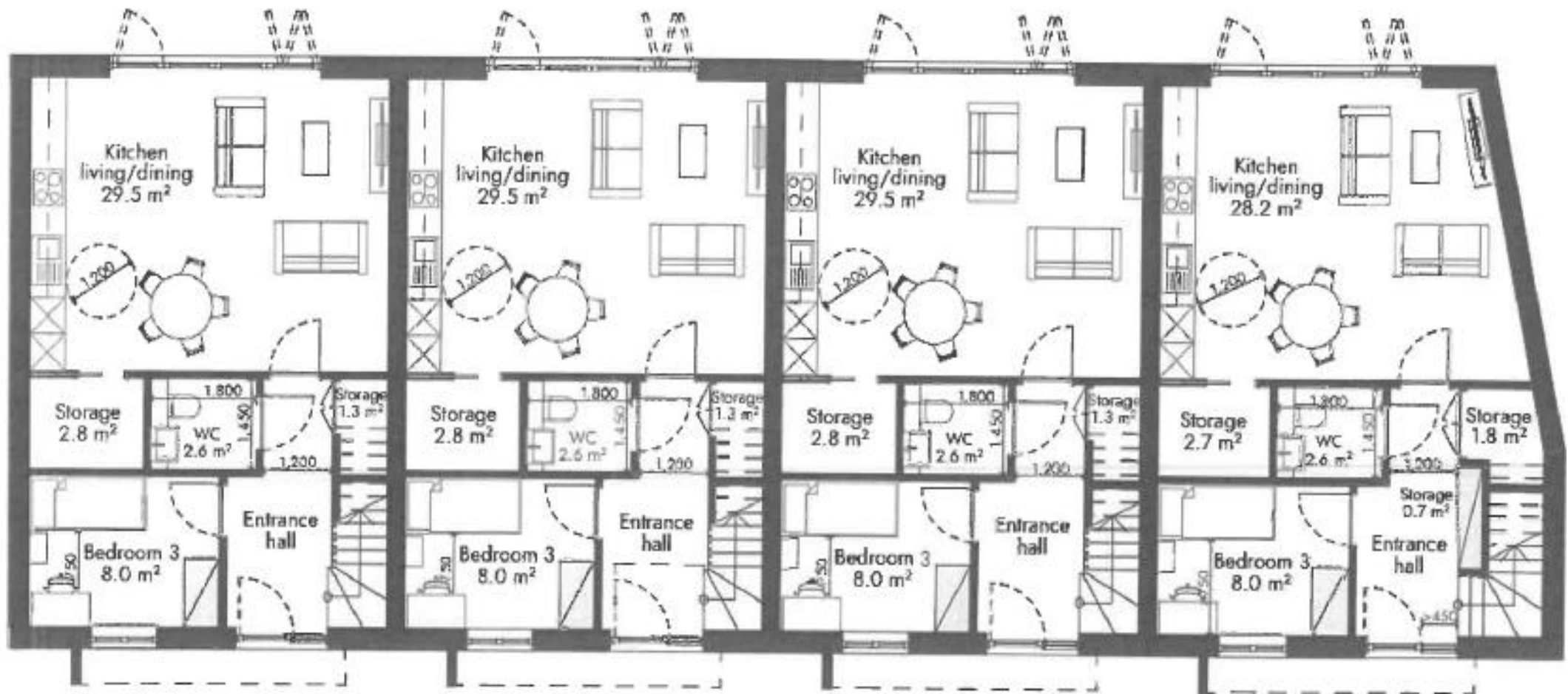
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2.3.4 // Ground Floor Layout



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2.3.3 // First Floor Layout



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