

For Sale 4,214 sq ft

# 1-5 Woodside, Leigh On Sea, SS9 4SS

Development site with planning approval for 4 x 3 bed houses complete with amenity space and bin stores.

- DEVELOPMENT SITE
- PROMINENT LOCATION ON WOODSIDE PARADE
- CONSTRUCTION OF FOUR, THREE BED HOUSES
- PLANNING PASSED 24/00546/FUL
- OFFERS IN EXCESS OF £750,000





# 1-5 Woodside, Leigh On Sea, SS9 4SS

#### Summary

- Price: Offers in excess of £750,000
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

#### Further information

• View details on our website

#### **Contact & Viewings**

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#### Offices

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## Description

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.

#### Location

This development opportunity, with fully approved plans, is located just a short walk from Belfairs Woods. Situated to teh 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 Esses, 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 resturants.

#### Accommodation

Description	sq ft	sq m
Development Plot	4,214	391.49

## Viewings

Strictly prior appointment via vendors appointed agents Ayers & Cruiks.

#### **Terms**

The vendor is seeking unconditional offers.

#### **Price**

Offers In Excess Of £750,000

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