



Ayers & Cruiks
COMMERCIAL

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

www.ayerscruiks.co.uk



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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

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

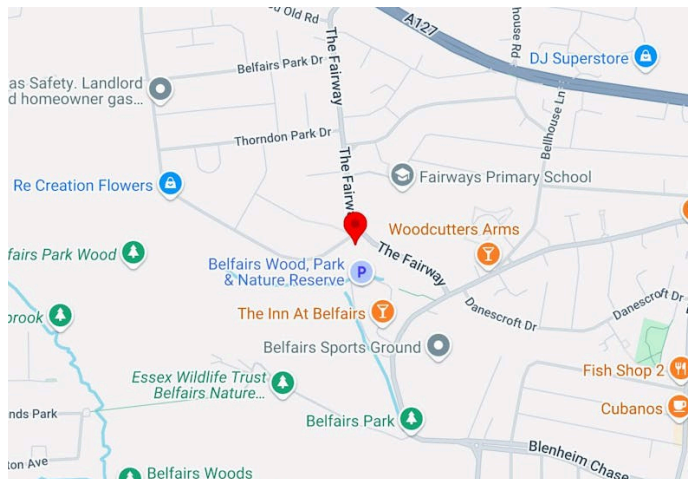
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

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



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 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.

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