



GILBERT
& ROSE

FOR SALE



165 SUTTON ROAD

SOUTHEND-ON-SEA, ESSEX, SS2 5PB

Prime Development Opportunity with Planning in Southend-on-Sea

 **Sutton and Maldon Road, Southend-on-Sea**

 **Approximately 0.252 acres**

This cleared site, ideally positioned just a short walk from Southend City Centre, offers an exceptional opportunity for development.

With dual frontage on Sutton Road and Maldon Road, this property is primed for a variety of potential uses.

KEY FEATURES

Prime Location

Just 45 miles from Central London and 20 miles from Chelmsford.

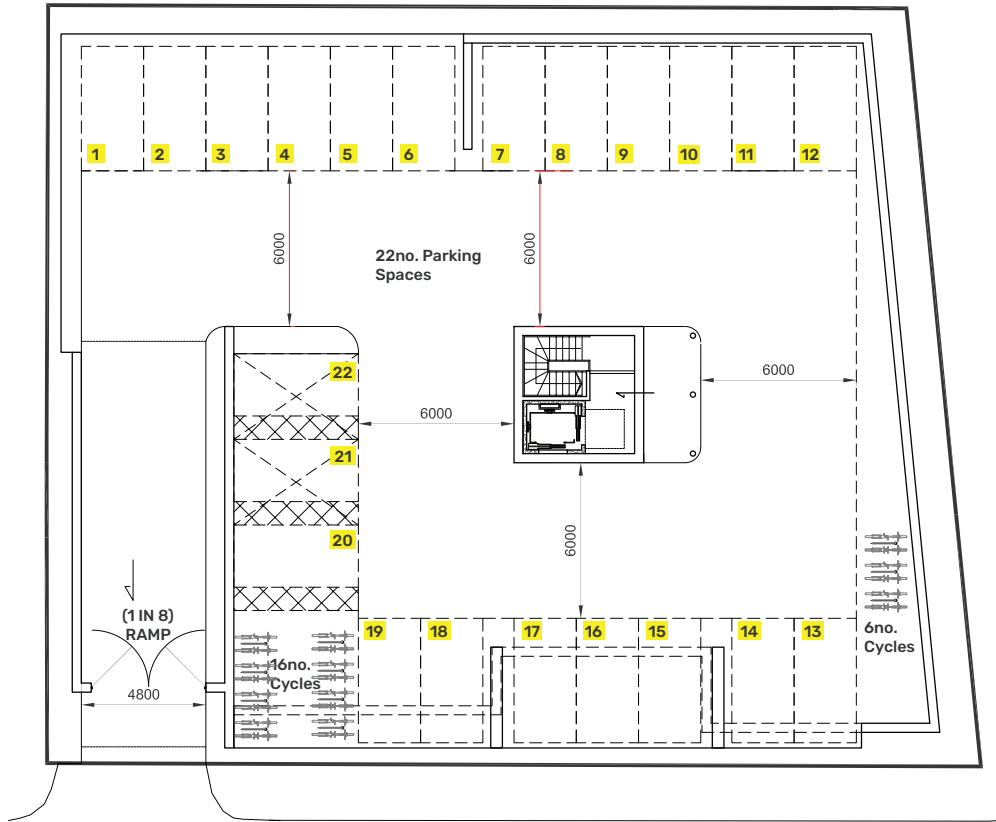
Excellent Connectivity

Easy access to mainline train services at Southend Central and Southend Victoria stations, both within walking distance.

PLANNING

An outline planning application (Ref: 23/00866/OUTM) has been approved for the construction of a three-story building comprising 22 self-contained flats (Class C3). The development will offer parking on the lower ground level and will include 9 one-bedroom flats, 9 two-bedroom flats, and 4 three-bedroom flats.



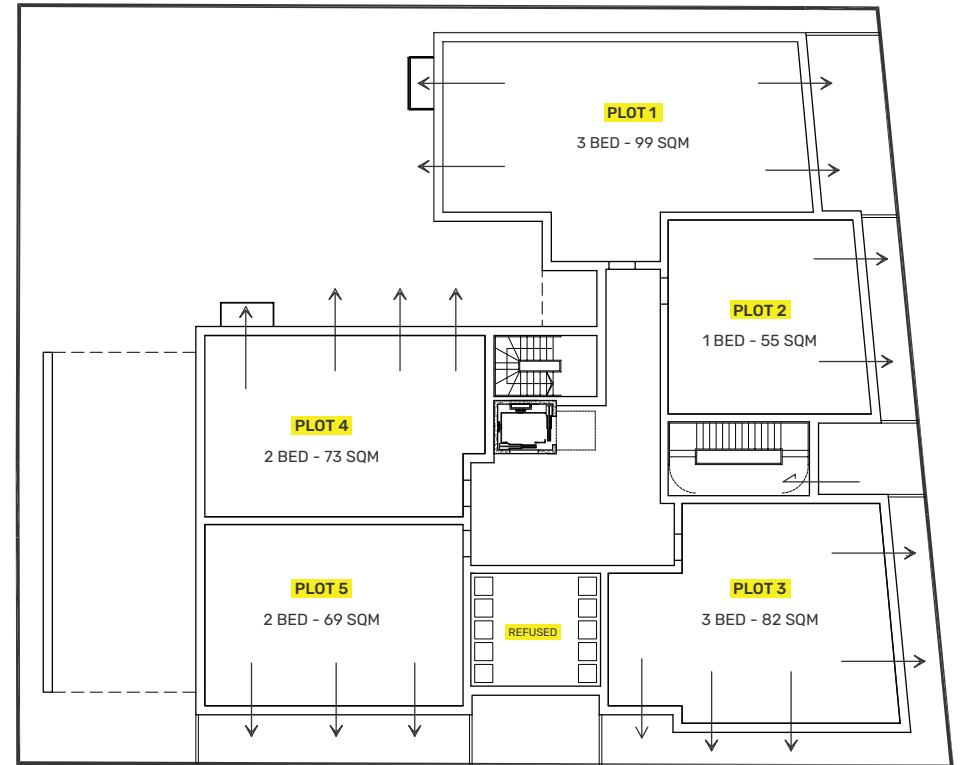


PROPOSED LOWER GROUND PLAN



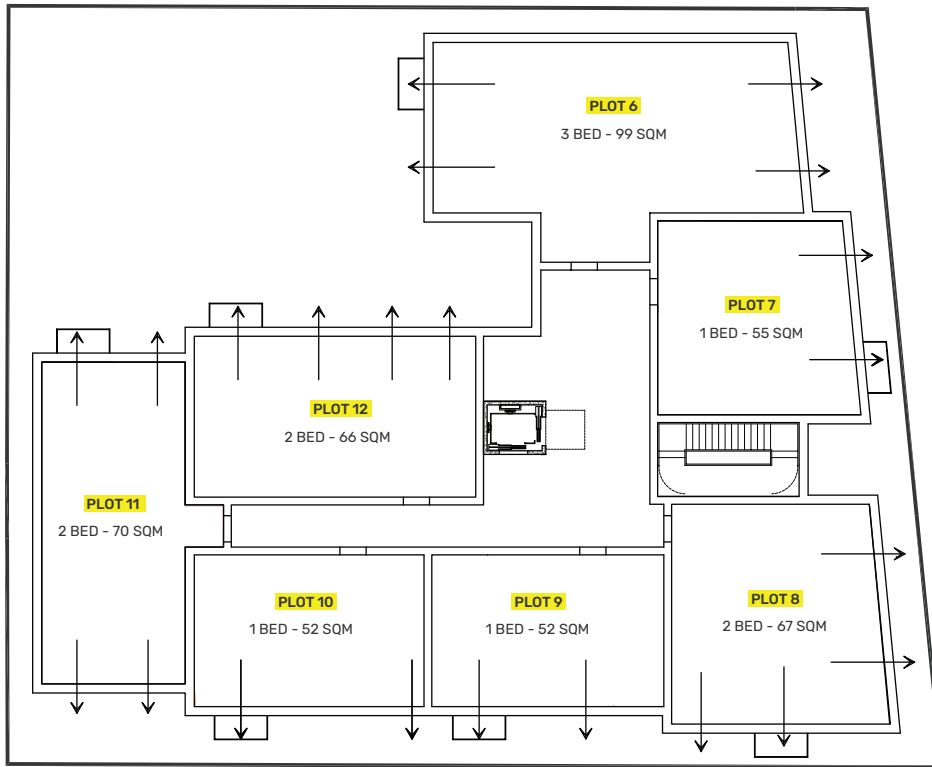
ACCOMMODATION SCHEDULE

| | 1 Beds | 2 Beds | 3 Beds |
|---------------|----------|----------|----------|
| GROUND FLOOR | 1 | 2 | 2 |
| FIRST FLOOR | 3 | 3 | 1 |
| SECOND FLOOR | 3 | 2 | 1 |
| THIRD FLOOR | 2 | 1 | 1 |
| TOTALS | 9 | 8 | 5 |
| | | 22 | |

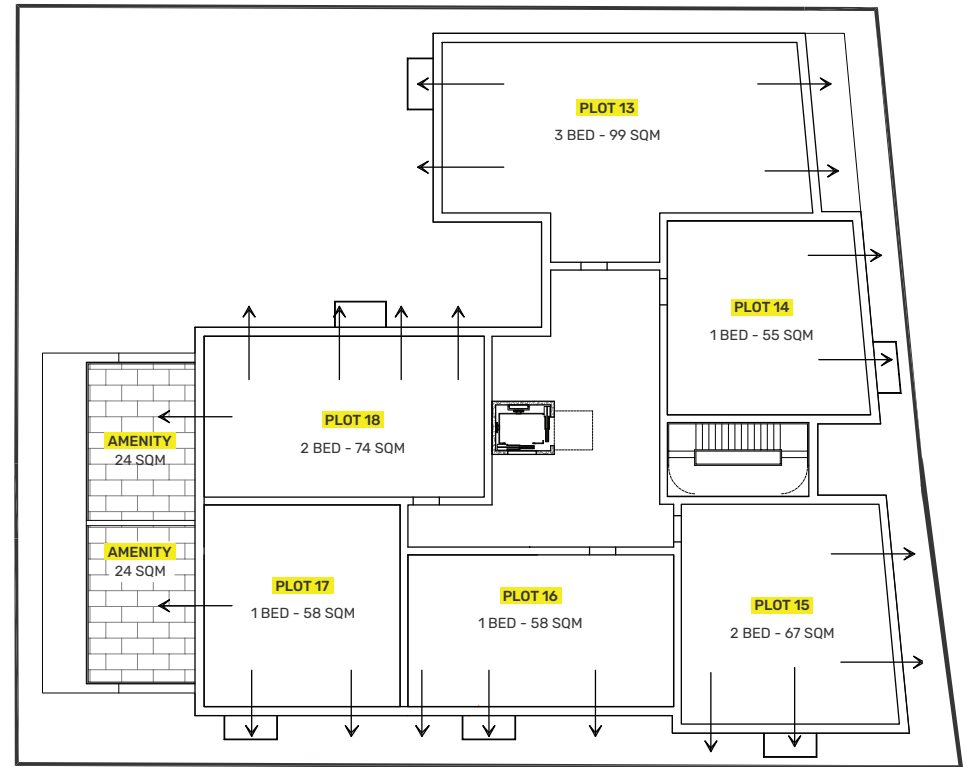


PROPOSED GROUND FLOOR PLAN

ACCOMMODATION SCHEDULE



PROPOSED FIRST GROUND PLAN

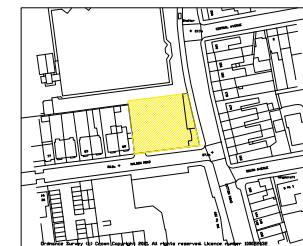
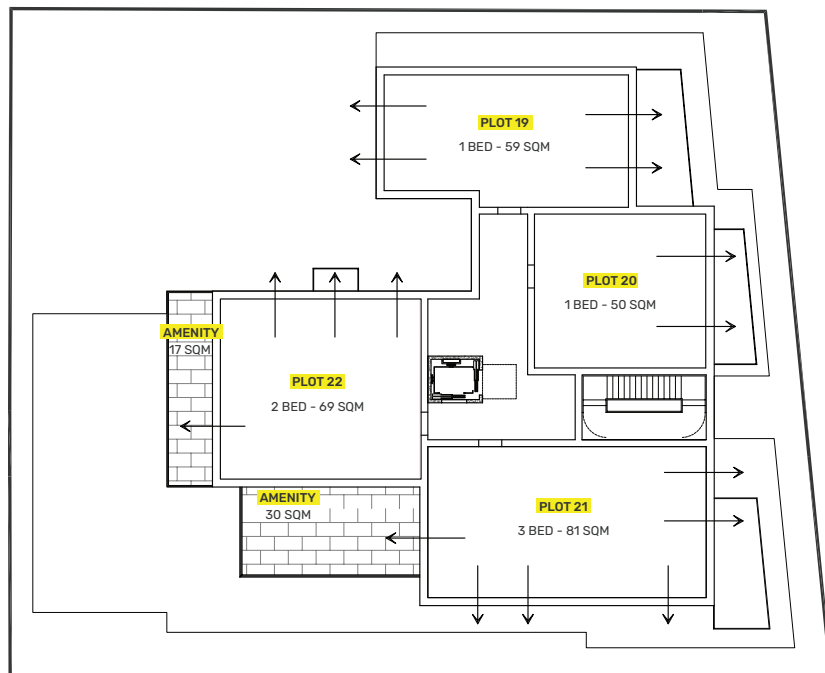


PROPOSED SECOND FLOOR PLAN



ACCOMMODATION SCHEDULE

| | 1 Beds | 2 Beds | 3 Beds |
|---------------|----------|----------|----------|
| GROUND FLOOR | 1 | 2 | 2 |
| FIRST FLOOR | 3 | 3 | 1 |
| SECOND FLOOR | 3 | 2 | 1 |
| THIRD FLOOR | 2 | 1 | 1 |
| TOTALS | 9 | 8 | 5 |
| | | 22 | |



EXISTING LOCATION PLAN 1:1250



PROPOSED THIRD GROUND PLAN



ACCOMMODATION SCHEDULE

| | 1 Beds | 2 Beds | 3 Beds |
|---------------|----------|----------|----------|
| GROUND FLOOR | 1 | 2 | 2 |
| FIRST FLOOR | 3 | 3 | 1 |
| SECOND FLOOR | 3 | 2 | 1 |
| THIRD FLOOR | 2 | 1 | 1 |
| TOTALS | 9 | 8 | 5 |
| | | 22 | |

| Plot | Floor | Beds | Outside space | Size SQM | Size (sqft) | Estimated Value | £ |
|----------------|---------|------|---------------|-------------|---------------|-------------------|--------|
| 1 | GF | 3 | Balcony | 99 | 1,066 | £300,000 | £282 |
| 2 | GF | 1 | None | 55 | 592 | £150,000 | £253 |
| 3 | GF | 3 | None | 82 | 883 | £285,000 | £323 |
| 4 | GF | 2 | Balcony | 73 | 786 | £260,000 | £331 |
| 5 | GF | 2 | None | 69 | 743 | £250,000 | £337 |
| 6 | FF | 3 | Balcony | 99 | 1,066 | £300,000 | £282 |
| 7 | FF | 1 | Balcony | 55 | 592 | £150,000 | £253 |
| 8 | FF | 2 | Balcony | 67 | 721 | £255,000 | £354 |
| 9 | FF | 1 | Balcony | 52 | 560 | £205,000 | £366 |
| 10 | FF | 1 | Balcony | 52 | 560 | £205,000 | £366 |
| 11 | FF | 2 | Balcony | 70 | 753 | £255,000 | £338 |
| 12 | FF | 2 | Balcony | 66 | 710 | £250,000 | £352 |
| 13 | 2nd F | 3 | Balcony | 99 | 1,066 | £305,000 | £286 |
| 14 | 2nd F | 1 | Balcony | 55 | 592 | £207,500 | £350 |
| 15 | 2nd F | 2 | Balcony | 67 | 721 | £200,000 | £277 |
| 16 | 2nd F | 1 | Balcony | 58 | 624 | £155,000 | £248 |
| 17 | 2nd F | 1 | Balcony | 58 | 624 | £207,500 | £332 |
| 18 | 2nd F | 2 | Balcony | 74 | 797 | £260,000 | £326 |
| 19 | Third F | 1 | None | 59 | 635 | £210,000 | £331 |
| 20 | Third F | 1 | None | 50 | 538 | £150,000 | £279 |
| 21 | Third F | 3 | Terrace | 81 | 872 | £300,000 | £344 |
| 22 | Third F | 2 | Terrace | 69 | 743 | £275,000 | £370 |
| | | | | | 0 | | |
| | | | | | 0 | | |
| Average | | | | 69 | 677 | | £317 |
| Total | | | | 1509 | 16,243 | £5,135,000 | £6,981 |



ASKING PRICE

£1,000,000 Freehold

VALUE ADDED TAX (VAT)

Please contact for more information.

SECTION 106

Please contact for more information.

COMMUNITY INFRASTRUCTURE LEVY

Please contact for more information.

GROSS DEVELOPMENT VALUE

Please contact for more information.

CONTACT INFORMATION

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