

WESTCLIFF-ON-SEA

FOR SALE

232 Southbourne Grove,
Westcliff-on-Sea,
Essex,
SS0 0AA

DEVELOPMENT SITE
Approx 8520 SQ. FT. (791 SQ. M.)

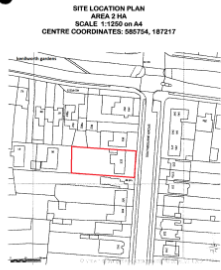
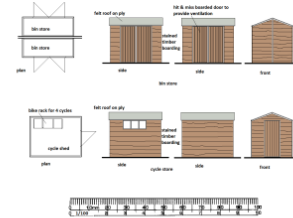
 Planning permission granted for 8 self-contained flats or two 5 bedroom detached houses

 Vacant Site

 Available now


 Sole agents

 Offers in the region of £750,000



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23/01/2020 13:33



PROPOSAL: - 1/1000	
SITE ADDRESS: - 232 Southbourne Grove, Westcliff	
CLIENT: - Home Connections	
D. M. GREW Dip Bldg. Mgr., E.C.I.O.B., M.R.I.C.S.	
TITLE - PROPOSED ARRANGEMENT	
JOB No: - DMG/2020	DRAWING No: - 1
SCALE: - 1/50, 1/100,	DATE: - 09/20
 RICS	



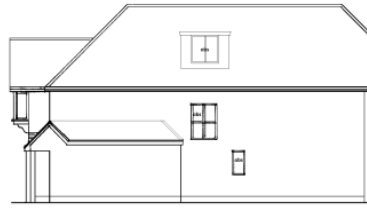
Ayers & Cruiks
COMMERCIAL

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01702 343060

CHELMSFORD OFFICE
01245 202555



FRONT ELEVATION



SIDE ELEVATION

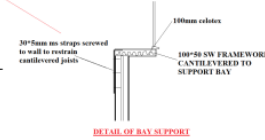


REAR ELEVATION

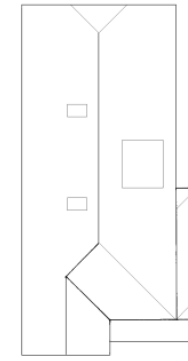


SIDE ELEVATION

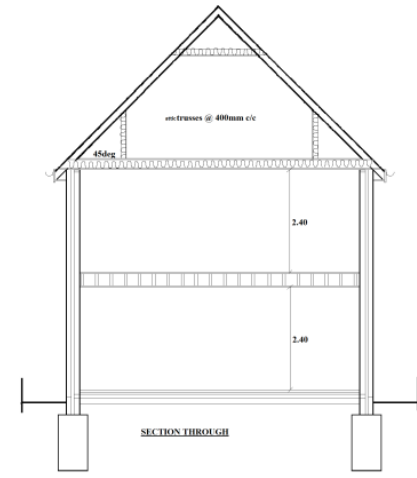
all ridges ventilated equivalent area to eaveslines from gap



DETAIL OF BAY SUPPORT

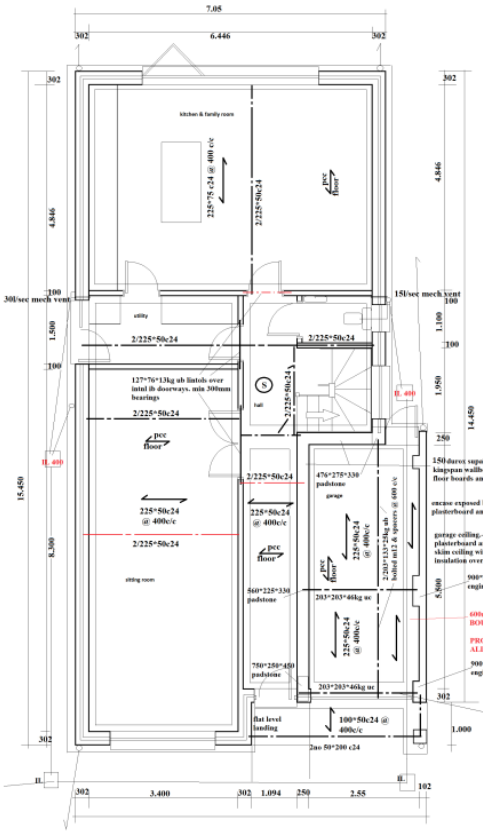


ROOF PLAN

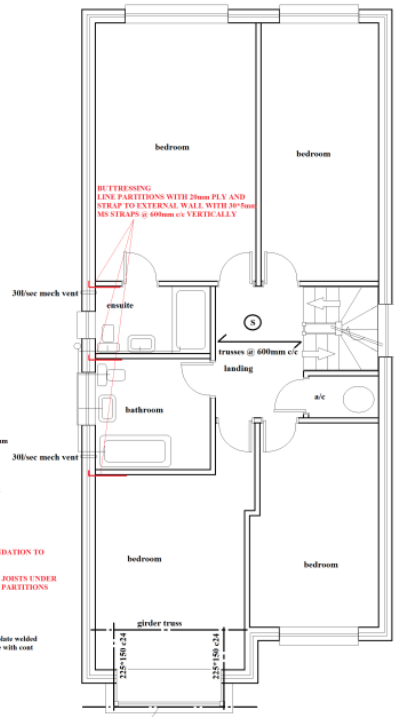


SECTION THROUGH

first floor rooms to have opening window unobstructed area 0.53m², min dimension 400mm, sill height 800mm above DL.
all extract fans to be tested upon completion and flow rate test certificates given to able inspector

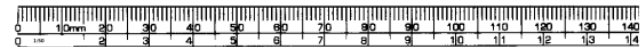


GROUND FLOOR PLAN



FIRST FLOOR PLAN

line truss with 12.5mm ply, battens and felt, ead and 20mm sc render, truss supported on cantilevered beams



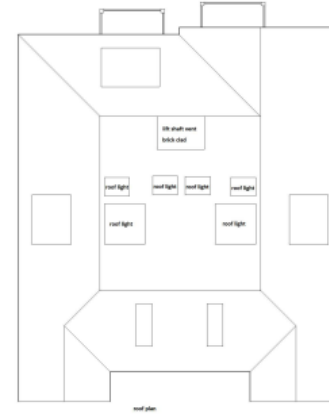
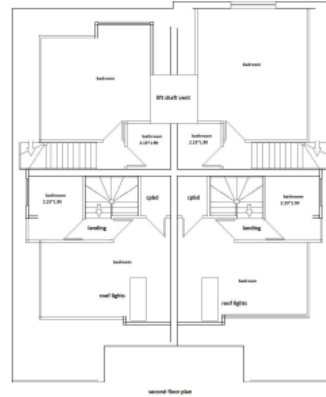
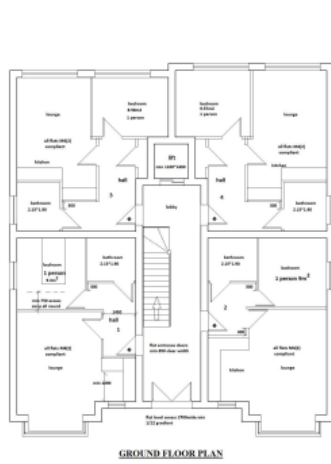
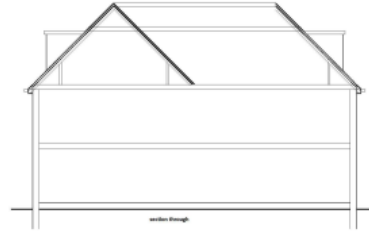
PROPOSAL: - PROPOSED HOUSE	
SITE ADDRESS: - 232 northshore green, southport	
CLIENT: - home extension	
D. M. GREW Dip Bldg. Man, I.C.L.O.B, M.R.I.C.S.	
TITLE - PROPOSED ARRANGEMENT	
JOB No: - DMG/ 202008	DRAWING No: - 1a
SCALE: - 1/50, 1/100,	DATE: - 04/20



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PROPOSAL: - proposed 8 store	
SITE ADDRESS: - 201 Southshore Grove, Southport	
CLIENT: - Regen Construction	
D. M. GREW Dip. Bldg. Man, I.C.L.O.B, M.R.I.C.S.	
TITLE - PROPOSED ARRANGEMENT	
JOB No - DMG/ 2024/15	DRAWING No - 21
SCALE: - 1/100.	DATE: - 29/24



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DESCRIPTION AND LOCATION

The Site is Located in sought after tree lined road and within walking distance to local amenities, outstanding schools, Including Westcliff and Southend Grammar Schools, Southend Hospital and Chalkwell Park is a short walk away.

The property has had planning permission granted for 8 self contained apartments 21/02472/FUL or two five bedroom detached houses 20/00163/RES, the site has been cleared.



ACCOMMODATION

Approx Total: 8520 sq. ft. (791 sq. m.)

EPC

Not needed

LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Southend-on-Sea Council on 01702 215000

TENURE

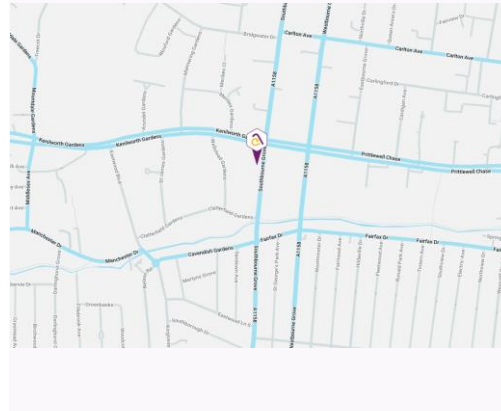
Freehold

PRICE

Offers in the region of £750,000

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



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 & Cruikis, 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 & Cruikis 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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