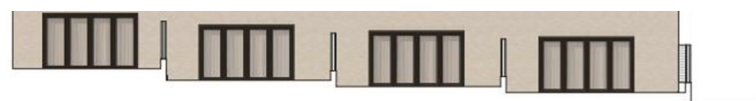


Land At, 1-5 Woodside, Leigh-On-Sea, SS9 4SS

Guide Price £675,000

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1.6.5 // Rear Elevation



Land At, 1-5 Woodside, Leigh-On-Sea, SS9 4SS

Guide Price £675,000

Council Tax Band: New Build

£675,000 to £725,000. Welcome to this exceptional property opportunity in the charming location of Woodside, Leigh-On-Sea. This development site offers the perfect canvas for your dream project - a demolition and rebuild opportunity that promises to deliver four stunning new homes.

Situated near the picturesque Belfairs woods, this location provides a tranquil and scenic setting for your future homes. With full planning permission already secured, you can embark on this exciting project without delay.

Imagine the possibilities that come with designing and constructing four beautiful homes in such a sought-after area. Whether you are looking to create a family retreat or an investment opportunity, this property offers the ideal foundation for your vision.

Don't miss out on the chance to be a part of this thriving community and create something truly special in this desirable location. Enquire now to seize this rare opportunity and turn your property dreams into reality in Woodside, Leigh-On-Sea.

Location

Woodside Parade, is a development opportunity with full plans passed. It is located within a short walk to the highly sought after Belfairs Woods. Situated west of the City of Southend on Sea, with direct access to the Town Centre of Southend, is this prime opportunity to purchase a development opportunity with full and valid planning permission.

Nestled in the county of Essex, Leigh-On-Sea has become one of the most sought after locations in Essex and is continuously growing, within a short drive to the Beach, golf courses, along with several pubs and restaurants, bringing a night life like no other locally.

Situation

The Site occupies a prominent location in Woodside Parade, with a dominant location, this is an ideal investment for growth to the community. The site is offered on a vacant possession, with FULL planning permission. The development will consist of a demolition and rebuild to create these stunning family homes.

Planning Details

For the accommodation schedule please inquire within.

24/00546/FUL

Demolish existing building, erect 4no. dwellinghouses with associated amenity space and bin stores, layout parking to front and form new vehicle crossovers onto Woodside Parade

Woodside Parade Woodside Leigh-on-sea Essex

CIL

This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of some 391.5 sqm, which may equate to a CIL charge of approximately £11473.96 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the 'in-use building' test, as set out in the CIL Regulations 2010 (as amended), may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

Tenure

The Property is held as FREEHOLD.

Section 106

The section 106 is currently in negotiations and all interested parties will be updated as soon as we have the confirmation in from the seller.

Further Development Potential

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

Services

The vendor has confirmed the current Units on the site benefit from full services, interested parties are advised to make their own enquiries to establish the adequacy of such services.

Proposal

Freehold interest in the property

2.3.3 // First Floor Layout



1.6.5 // Rear Elevation



1.6.6 // Ground Floor Layout



Viewing Arrangements

Viewings are strictly by appointment and to be accompanied by the agent.

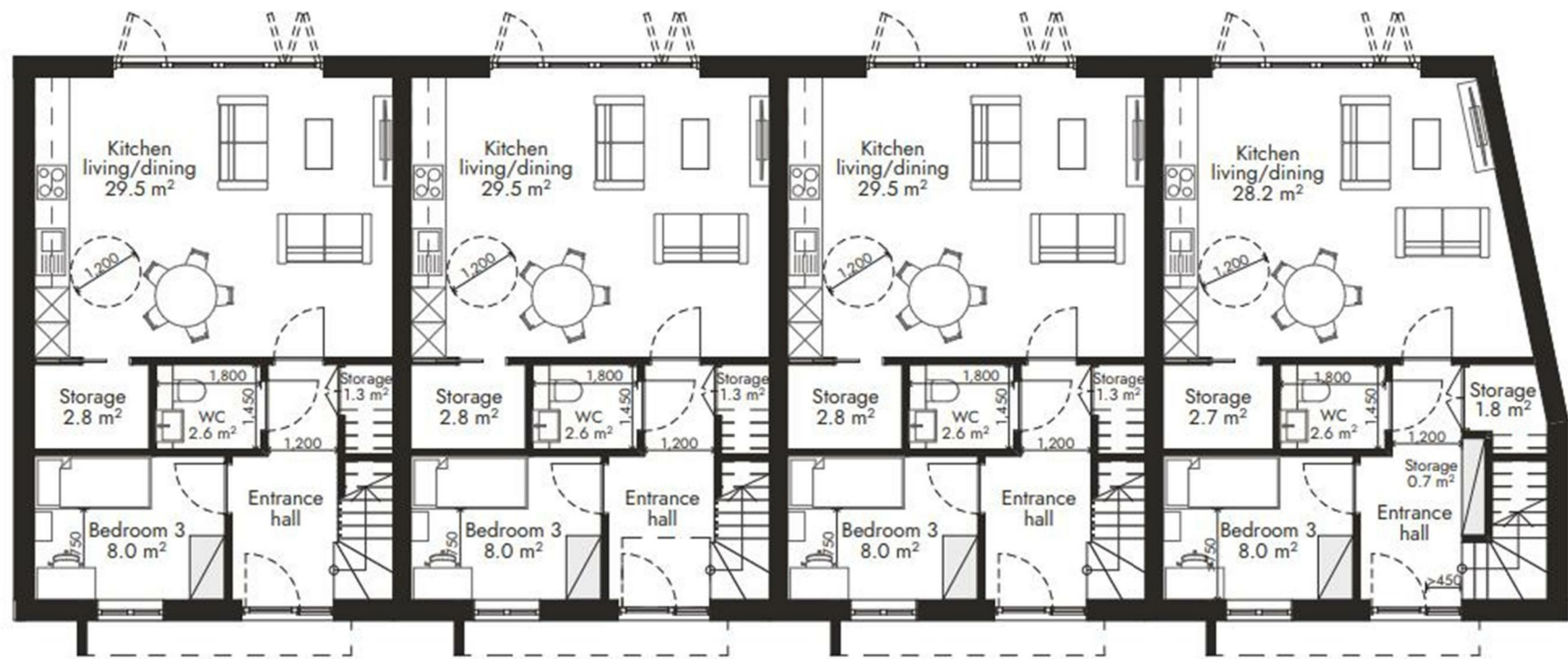
Terms

The vendor is requiring unconditional offers. Acquisition Fee is payable to Bear Estate Agents plus vat due on exchange of contracts.

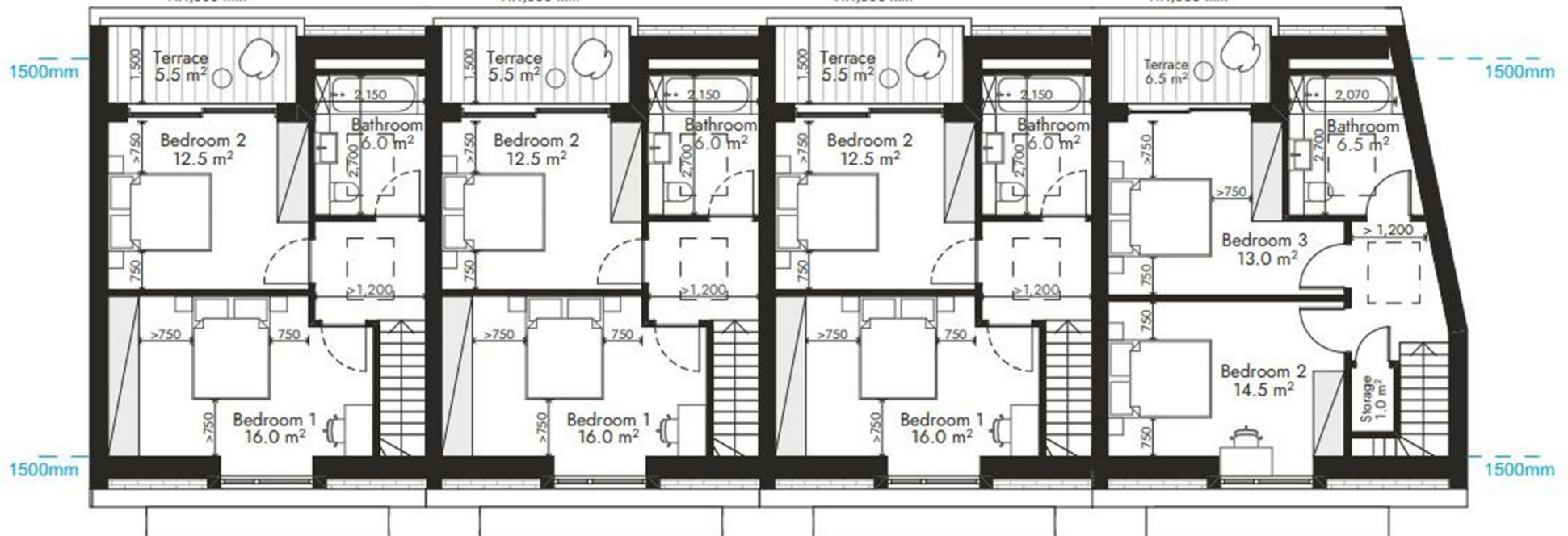
Due-Diligence

Whilst every care is taken to ensure that these particulars are up to date including GDV's and figures calculated, buyers are advised to make their own enquires and research.

A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.



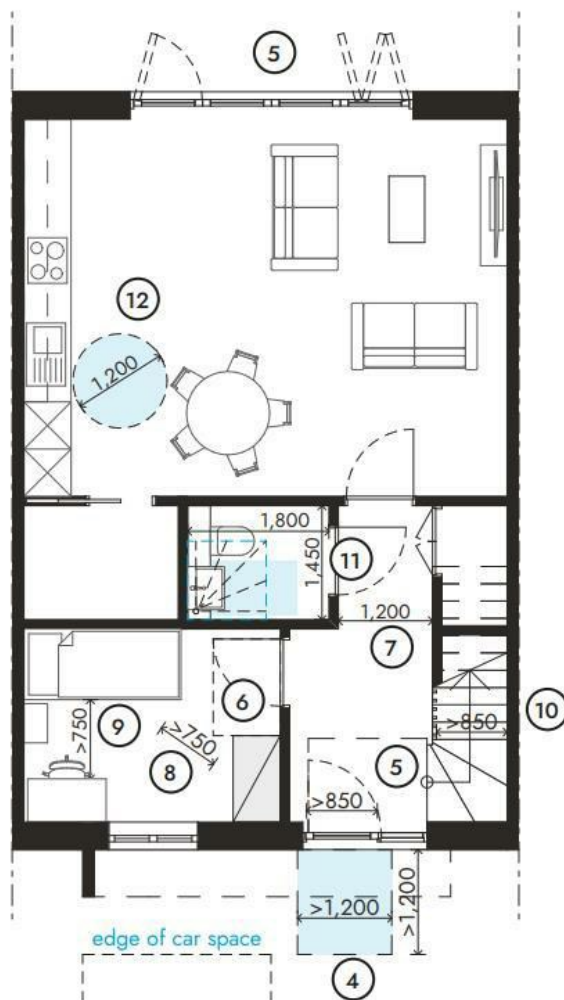
2.3.4 // Ground Floor Layout



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3.4.2 // Typical Unit - Ground Floor Plan



3.4.3 // Typical Unit - First Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		