



Leigh Hill | Leigh-On-Sea | SS9 2DN

Offers Over £850,000

bear
Estate Agents

Bear Land & Developments are pleased to offer for sale this exceptional property opportunity in the sought-after location of Leigh Hill, Leigh-On-Sea. This prime land, with planning permission already secured for three stunning four-bedroom houses, presents an exciting development site for those looking to create something truly special. This is one of the last remaining front facing plots in Leigh On Sea.

Situated right next to the charming Old Leigh area, this plot offers not just a place to build, but a lifestyle to embrace. Imagine waking up to the picturesque views and the serene atmosphere that this location has to offer. The rear balconies offer stunning views over old leigh and The Estuary.

With the planning permission in place for three properties, the potential for this site is immense. The approximate build cost of £2,000,000 with a Gross Development Value (GDV) of £4,400,000 makes this an enticing investment opportunity for those with a keen eye for development projects. Subject to planning this site could offer a multitude of options including apartments or an very exclusive Air BNB.

Whether you are a seasoned developer or someone looking to create their dream home in a dream location, this property has the potential to fulfil your vision. Don't miss out on the chance to be part of this thriving community and create something truly remarkable in this idyllic setting.

Location

Leigh Hill Leigh on Sea, is a development opportunity with full plans passed. It is located within a short walk to the highly sought after Leigh-on-Sea high street. Situated east 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.

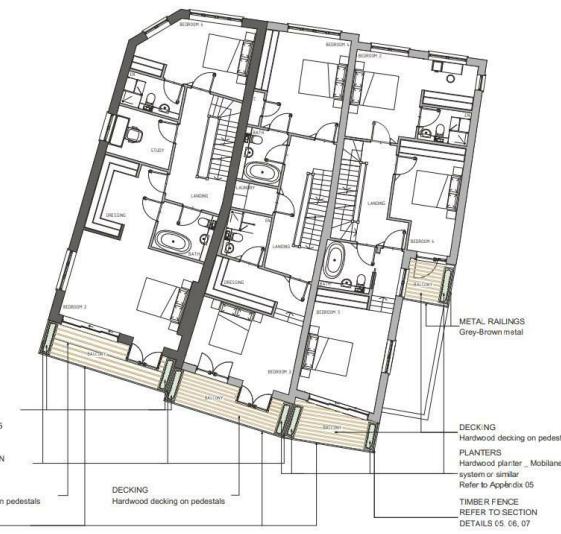
Nestled in the county of Essex, Leigh-On-Sea has become one of the most sought after locations in Essex and is continuously growing, within a short drive to the Beach, golf courses, along with several pubs and restaurants, bringing a night life like no other locally.

Situated just 35 Miles east of London, road links are prime for the location with access to the A127, A130 and A13.





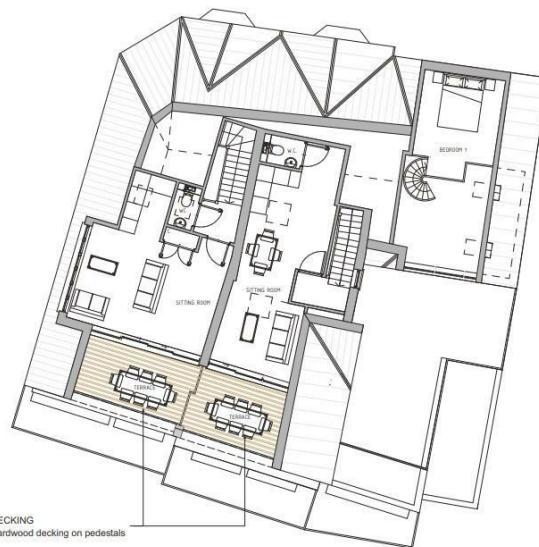
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

22-26 LEIGH HILL

Situation

The site occupies a prominent location in Leigh Hill, Leigh on Sea. 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.

Description

For the accommodation schedule please inquire within.

Planning Application and details: 24/00272/FUL Granted 2024

Tenure

The Property is held as FREEHOLD.

Section 106 & CIL

From the details available, we have been notified the CIL would result in a CIL contribution of £65297.83. The seller have confirmed there is no Affordable Housing on the development

Further Development Potential

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

Planning

Planning reference number: 24/00272/FUL
22-26 Leigh Hill, Leigh-on-Sea

Part demolish No 24 Leigh Hill, part rebuild and erect 2 three storey dwellinghouses adjoining No 22, balconies to rear, change use of basement and ground floor at No 22 Leigh Hill from shop to dwellinghouse (Class C3), alter rear elevation, layout associated parking area, refuse and cycle storage at basement level and amenity space to rear

Services

The vendor has confirmed the properties next door and current property both benefit from full services, interested parties are advised to make their own enquiries to establish the existence and adequacy of such services.

Proposal

The vendor is seeking offers in the region of £1,200,000 subject to contract for the benefit of the freehold interest in the property

Viewing Arrangements

Viewings are strictly by appointment and to be accompanied by the agent. Internal viewings are recommended. Viewers enter at their own risk and are responsible for their own safety during viewings

Terms

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

EPC unavailable.

RESIDENTIAL TOTALS

	UNITS	SQM	SQFT			
TOTAL MIX	3	710.0	7642			
PRIVATE	1B	2B	3B	4B	5B+	SUB-TOTAL
TOTAL MIX	0	0	0	3	0	3
SQM	0	0	0	710	0	710
SQFT	0	0	0	7642	0	7642

RESIDENTIAL INFORMATION

HOUSE/FLAT TYPE	TENURE	TYPE	SIZE	STOREYS	SQM	SQFT	TOTAL	%	SQM	SQFT
No.22/HOUSE	PRIVATE	House	4B	4	268.9	2894	1	33.3%	268.9	2894
No.24/HOUSE	PRIVATE	House	4B	4	233.5	2513	1	33.3%	233.5	2513
No.26/HOUSE	PRIVATE	House	4B	4	207.6	2235	1	33.3%	207.6	2235



FRONT ELEVATION



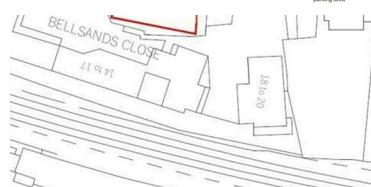
SIDE 01 ELEVATION

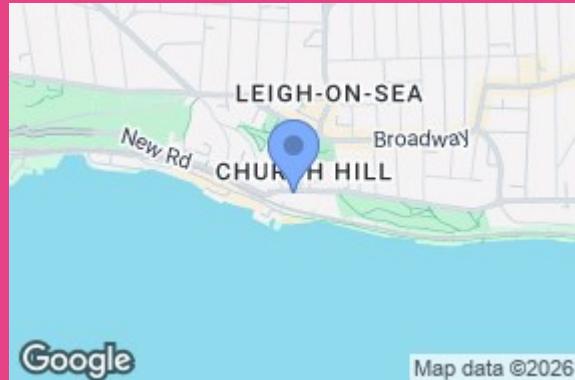


REAR ELEVATION



SIDE 02 ELEVATION





11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
www.bearestateagents.co.uk