

LEIGH-ON-SEA

FOR SALE

22-26
Leigh Hill
Leigh-On-Sea
Essex
SS9 2DN

DEVELOPMENT SITE
4356 SQ. FT. (404.6 SQ. M.)



-  Planning For 3 Luxury Family Homes
-  3x4 Bedroom Homes Arranged Over 3 Floors
-  Parking For 3 Cars With Cycle Storage and Refuse
-  Close To Amenities
-  Offers In Excess of £1,250,000



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SIDE 01 ELEVATION



SIDE 02 ELEVATION



REAR ELEVATION



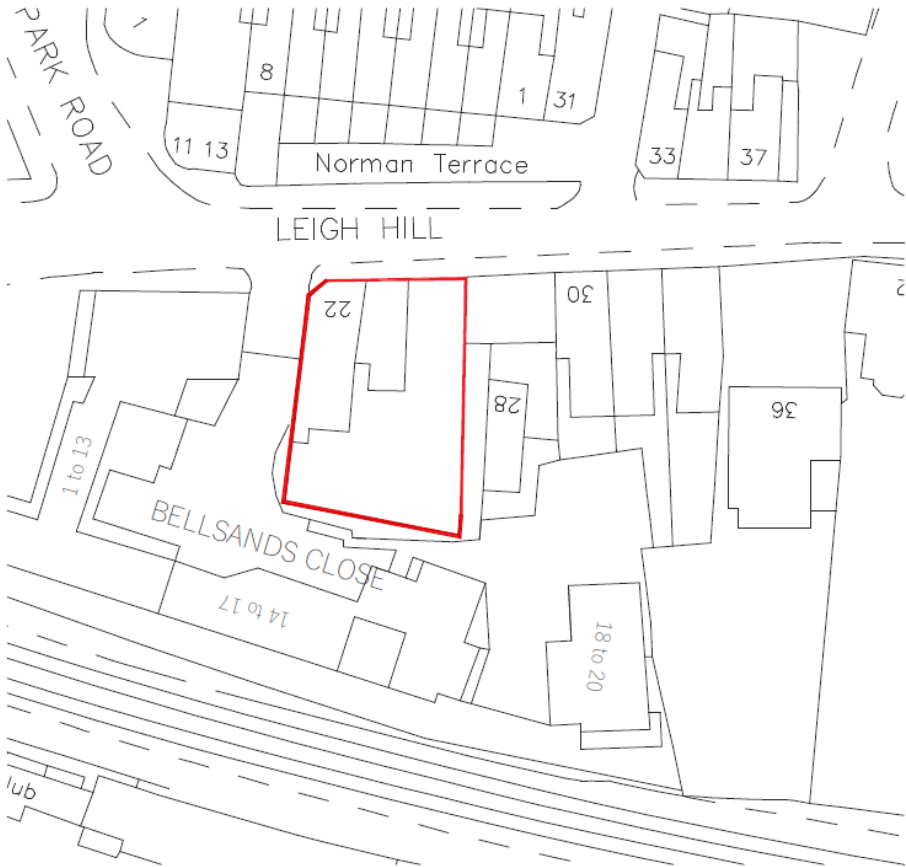
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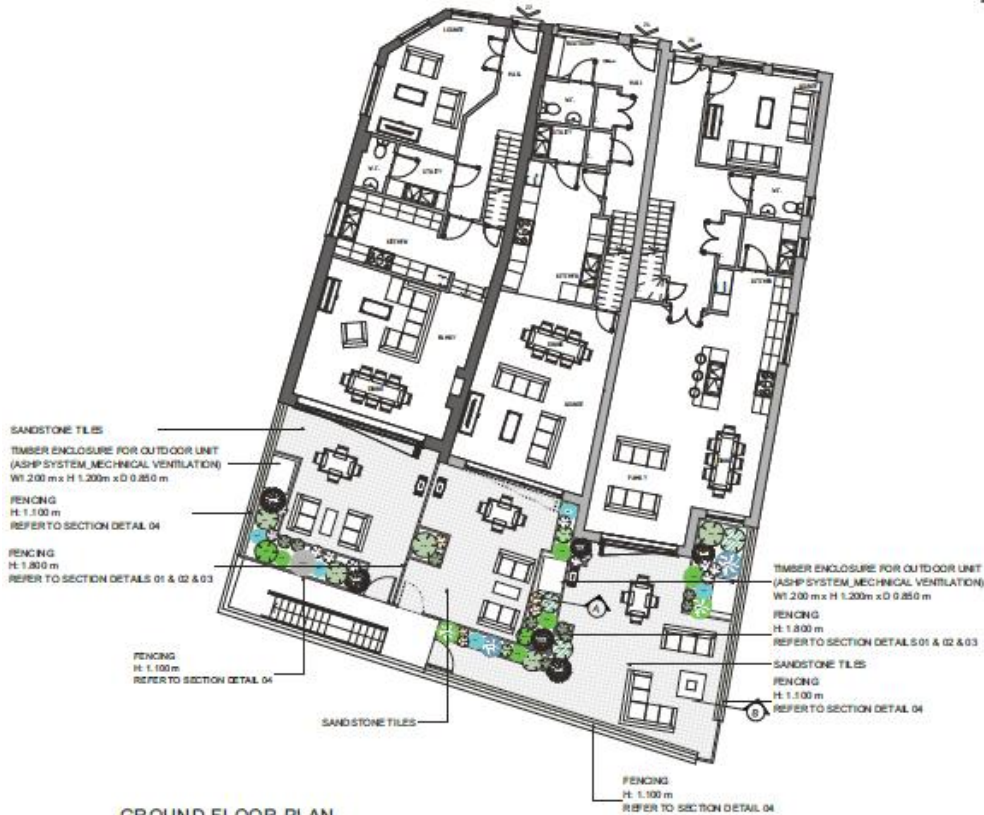
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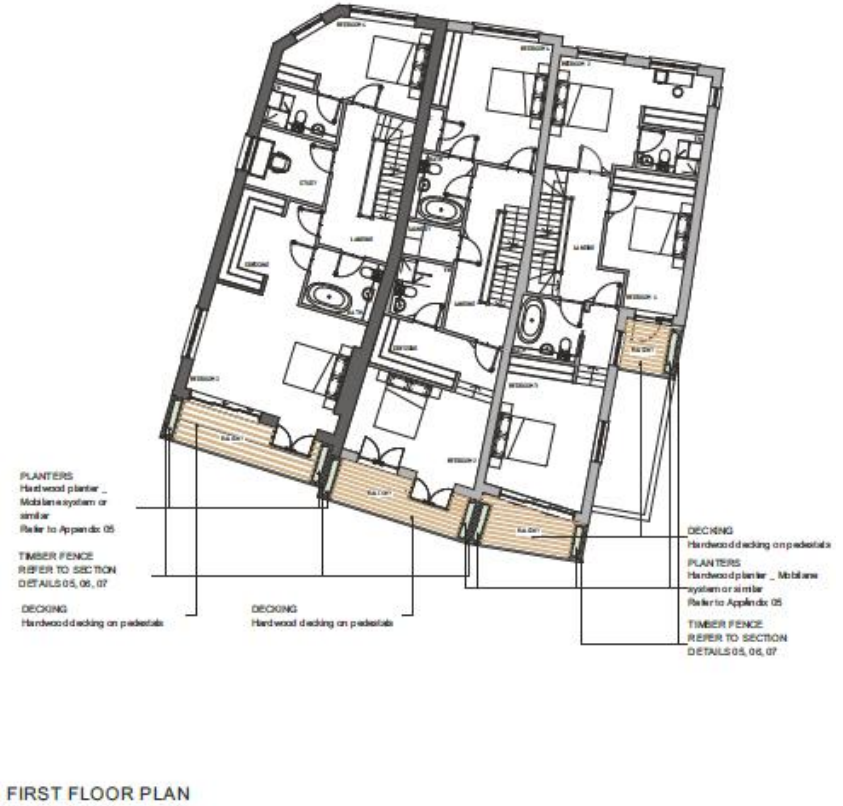
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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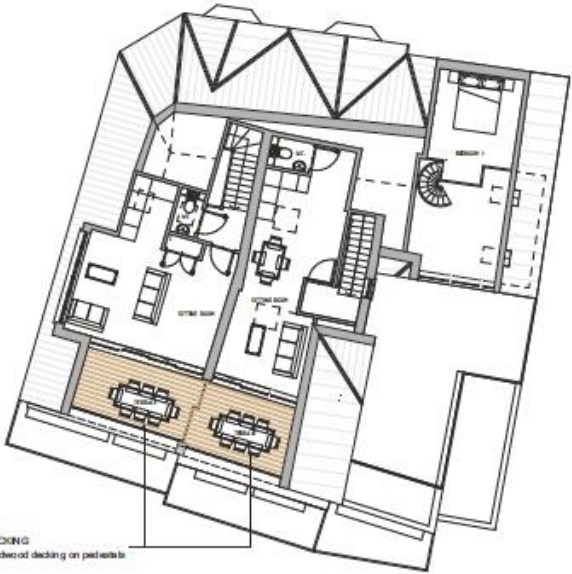


PLANTERS
Hardwood planter, Mobile system or similar
Refer to Appendix 05
DECKING
Hardwood decking on pedestals
TIMBER FENCE
AS PER SECTION DETAILS 05, 06, 07

TIMBER FENCE
REFER TO SECTION DETAILS 05, 06, 07

PLANTERS
Hardwood planter, Mobile system or similar
Refer to Appendix 05

SECOND FLOOR PLAN



DECKING
Hardwood decking on pedestals

THIRD FLOOR PLAN



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DESCRIPTION AND LOCATION

This Development site is located on Leigh Hill in Leigh-On-Sea in the sought after conservation area of Leigh and will boast panoramic views of the Thames Estuary at 2nd and 3rd floors. There is approved consent to 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

The scheme contains 3 x 4 bed properties arranged over 3 floors. Basement level consists of 3 parking spaces, refuse and cycle storage. Amenity is located at ground level off the dining areas. Internally the layout of the properties are extremely spacious and during design stage conscientious thought was put into each room and we feel that we have provided 3 luxury family homes.

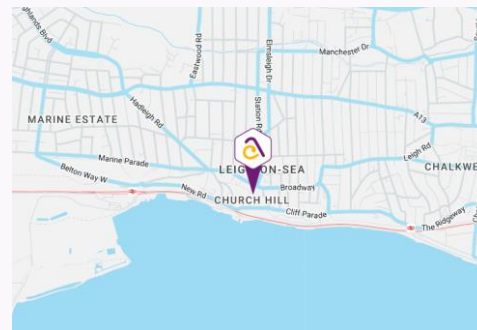
Planning permission reference is 24/00272/FUL.

ACCOMMODATION

Total Site Approx 4356 SQ. FT. (404.6 SQ. M.)

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 City Council 01702 215000

TENURE

Freehold

PRICE

Offers In Excess of £1,250,000

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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