



Coombe Road, Southminster CM0 7AH
£250,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

LAND WITH PLANNING OFFERING A SUPERB
OPPORTUNITY TO BUILD A PAIR OF TWO
BEDROOM SEMI DETACHED HOUSES.
APPLICATION REFERENCE - 25/01025/FUL

Conveniently located for the high street, shops,
restaurants and the railway station linked to London
Liverpool Street Station.

HIGH DEMAND FOR TWO BEDROOM NEW
HOMES.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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SITE PLAN

KEY:

- Existing
181.47 m² (1953 ft²)
- Proposed
386.79 m² (4163 ft²)

Plot 1 - 196.96 m² (2120 ft²)
Plot 2 - 189.83 m² (2043 ft²)

2 parking spaces per dwelling
Size: 2.9 x 5.5 m

Proposed electric charging point

Proposed Cycle Storage
Size: 1850 x 700 mm

NEW VEHICLE CROSS OVER

North



	Existing 181.47 m ² (1953 ft ²)
	Proposed 386.79 m ² (4163 ft ²)

☐ Existing
181.47 m² (1953 ft²)

☐ Proposed
386.79 m² (4163 ft²)

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