

# Ist Call

## SALES AND LETTINGS



**Green Lane, Leigh-On-Sea, SS9 5QU**

**£600,000 - Freehold**

**\*\* DEVELOPMENT OPPORTUNITY – PLANNING PERMISSION GRANTED FOR A STUNNING FIVE-BEDROOM DETACHED HOME \*\***

A rare and exciting opportunity to acquire a substantial development opportunity in a highly sought-after location, occupying a superb plot backing directly onto horse paddocks and open countryside. Planning permission has already been granted to transform the existing property into an impressive five-bedroom detached residence, thoughtfully designed to take full advantage of its beautiful rural outlook. The proposed accommodation includes a stunning open-plan kitchen/family room, separate lounge and study to the ground floor, with five generously proportioned bedrooms, each benefiting from its own en-suite facilities, arranged across the two upper floors. Further enhancing the appeal are rear-facing balconies designed to enjoy far-reaching views across the adjoining paddocks and surrounding countryside. An outstanding opportunity to create a magnificent family home in an enviable setting, with the benefit of planning permission already secured.

Planning permission granted under Southend City  
Council reference 25/01402/FULH

For more information or to arrange a viewing please  
contact the selling agent, 1st Call Sales & Lettings -  
01702 616416

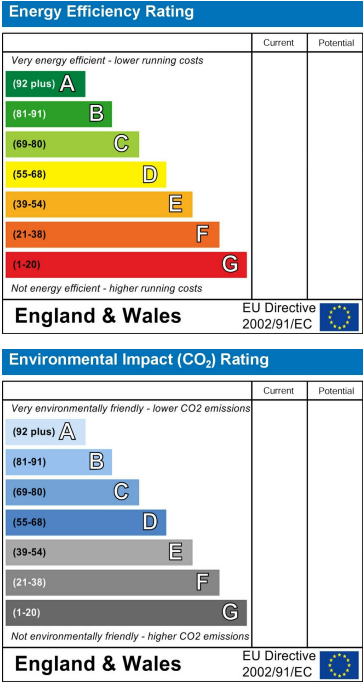
Floor Plan



Area Map



Energy Efficiency Graph



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