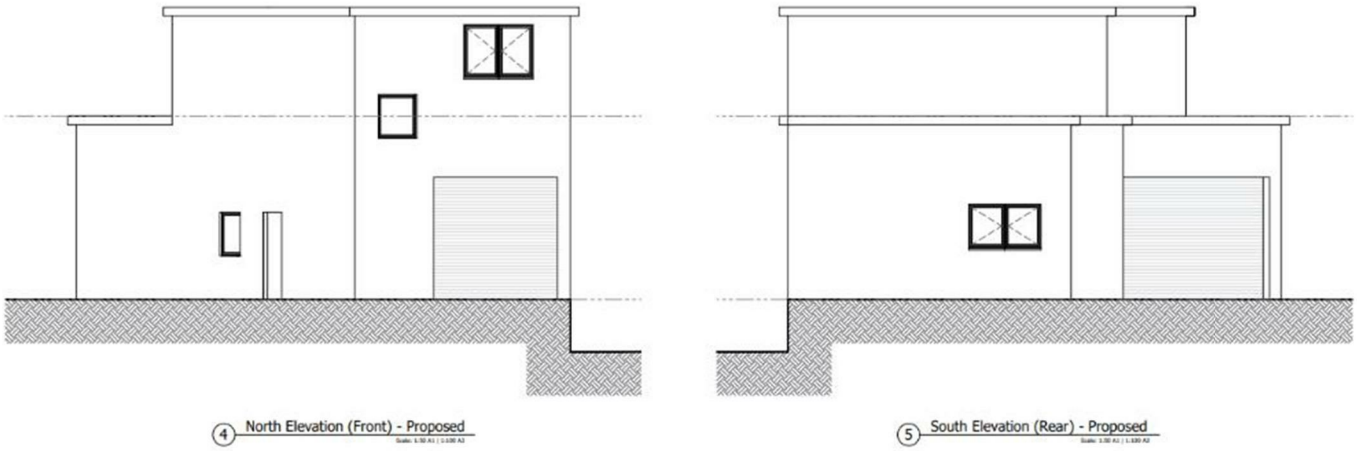
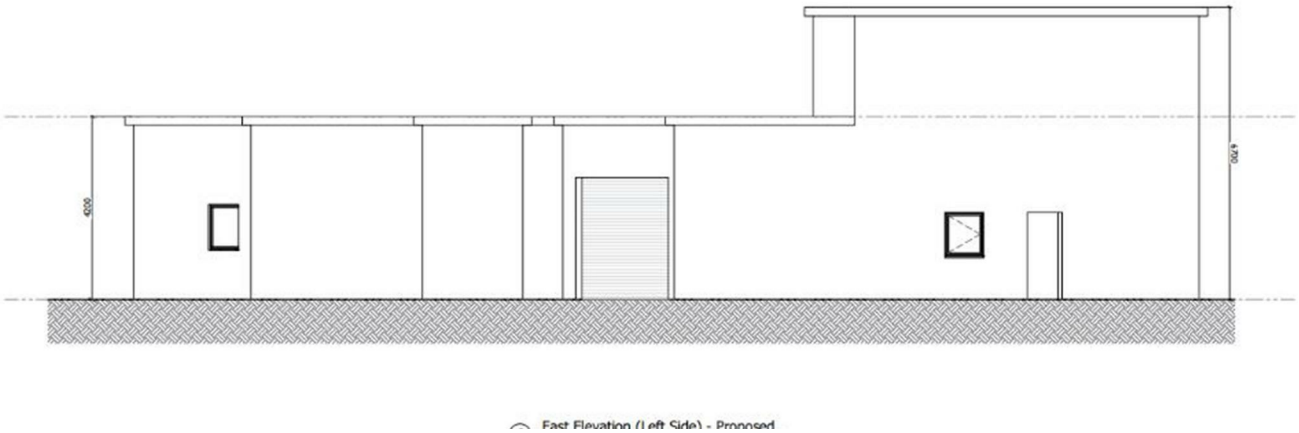
bear
Estate Agents





* GUIDE PRICE £175,000 to £200,000 * PLANNING PERMISSION GRANTED * DEVELOPMENT SITE * A rare opportunity to acquire a parcel of land in a well-established residential location on East Street, Southend-on-Sea, with planning permission granted under application reference 14/01776/FUL (Now Lapsed). A secondary set of planning has been submitted for a commercial site, which is currently with the council.

The consent previously provided for the erection of a three-storey block comprising four self-contained flats, together with associated car and cycle parking and refuse storage. The site offers an excellent opportunity for developers, builders and investors looking to acquire a previously consented residential development site with a clear scheme proposed.

The site also lends itself well to a potential commercial site subject to planning. The vendors may consider a subject to planning offer. The site was previously used a tyre depot.

The property is conveniently positioned for access to Southend-on-Sea's extensive range of shops, restaurants, schools, transport links and local amenities, with Southend city centre and the seafront also within easy reach.

- Previously Used As Tyre Depot
- Excellent location within Southend
- Stones Throw from local amenities and train station
- Freehold
- Planning Previously Passed (14/01776/FUL) 4 Flats.
- Gated front entrance
- Offers a multitude of potential uses (STP)

East Street

£175,000
Price Guide

nul nul nul

East Street





Plans
14/01776/FUL

Erect 3 storey block of 4 self contained flats with associated car and cycle parking and refuse storage on land adjacent to 114/114a East Street

Title: EX29793

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.

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

Agents Note
Please be advised, there is an edited version of an image (CGI image labelled 8). - This is to show different concepts that could be considered STP. The computer generated garages do not exist.

FREEHOLD.

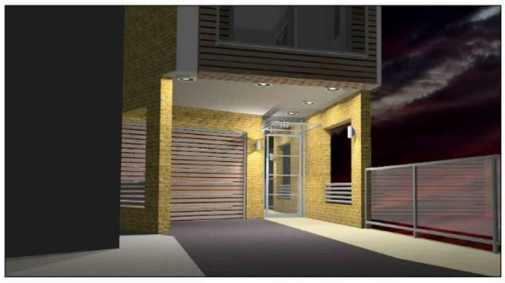
Misc
Class E

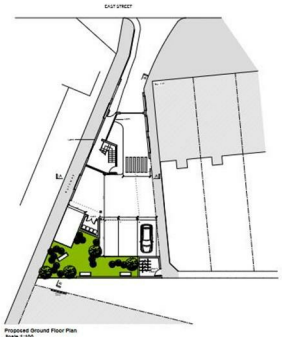
Passed for residential (Lapsed)







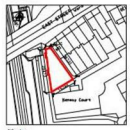




Proposed Ground Floor Plan
Scale 1:100



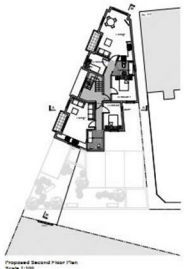
Location Plan
Scale 1:1250



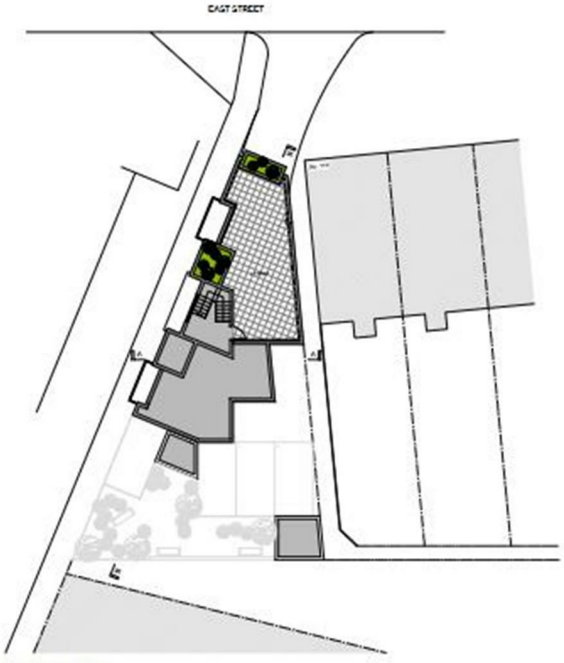
Siteplan
Scale 1:500



Proposed First Floor Plan
Scale 1:100



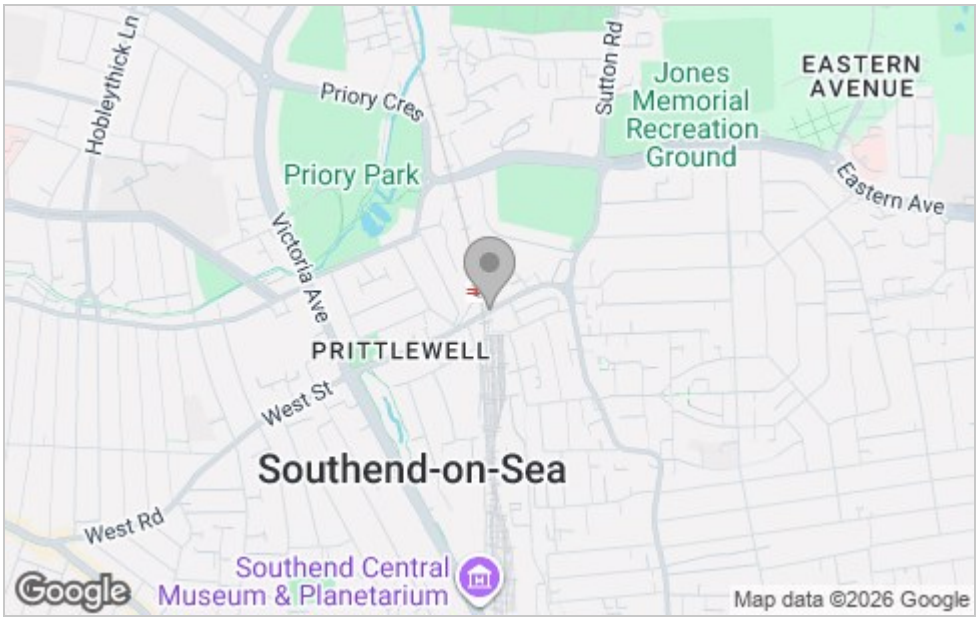
Proposed Second Floor Plan
Scale 1:100



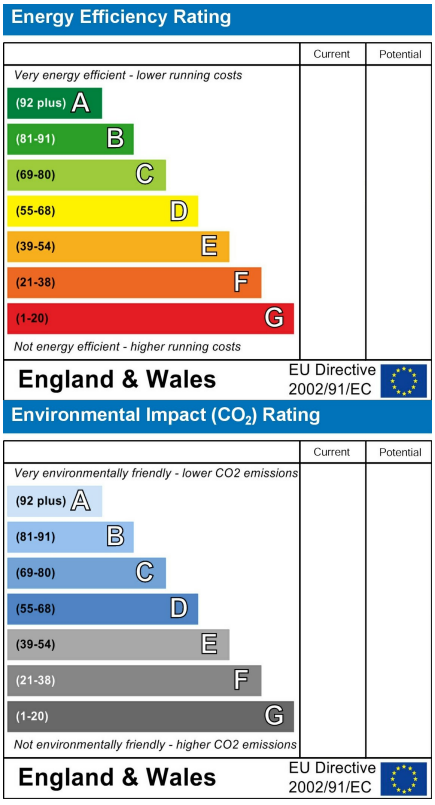
Proposed Roof Plan
Scale 1:100

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk https://www.bearestateagents.co.uk