

**RESIDENTIAL DEVELOPMENT SITE
PLANNING GRANTED FOR 9 THREE BEDROOM HOUSES
CONFIDENTIAL RETIREMENT SALE**



**22 Seaview Road
Shoeburyness, Southend-on-Sea, Essex, SS3 9DX**

LOCATION

Shoeburyness is an ex-Military town, it is a dense but diverse residential area. The Shoebury Garrison has been developed over the last several years and is still ongoing, its development has significantly changed Shoebury. This site is situated a short distance from both East Beach and Shoebury train station, between Ness Road and West Road. It benefits from being a short walk from the local amenities including the Shoeburyness Leisure Centre, West Road Shopping Centre along with the independent and national retailers that Ness Road has to offer.

DESCRIPTION

Development opportunity of 9 Three Bedroom Houses, in the heart of Shoeburyness. Planning permission has been granted under Application No: 16/00806/OUT for the demolition of the The Eagle Club, Shoeburyness. Our client is offering this property in the strictest confidence.

Interested parties are advised to contact Dedman Gray on 01702 311111 and asked not to view the site unaccompanied as staff and current members are unaware of the proposed closure/ sale.

FREEHOLD: OFFERS IN EXCESS OF £900,000

ACCOMMODATION

The site has been measured online using ProMap:
Total site area: 0.368 Acres

TERMS

We are seeking offers in excess of £900,000 for the Freehold interest. All other terms and conditions by negotiation.

SERVICES

Although we are advised that the unit benefits from main services, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these.

PLANNING

A full copy of the planning documents are available upon request. Interested parties are recommended to make their own enquiries with the local Planning Authority to ensure that any proposed use is in accordance with the current planning policy. Telephone Southend Borough Council on 01702 215000.

VIEWING

Strictly by appointment only with Dedman Gray Commercial on 01702 311111.



Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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