

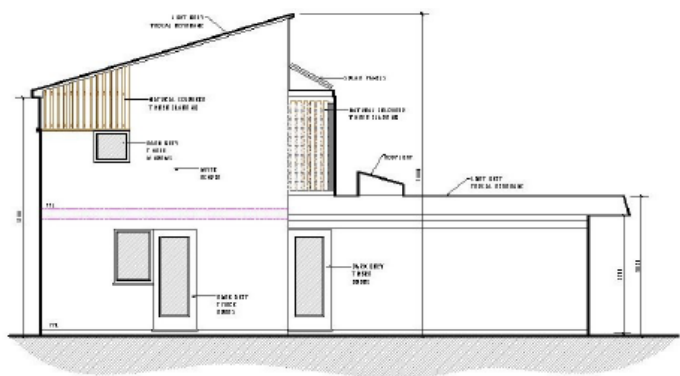
# BUILDING PLOT IN WESTCLIFF ON SEA - FREEHOLD FOR SALE

Land Adj to Elm Cottage, Grosvenor Mews, Westcliff on Sea, Essex SS0 8EW

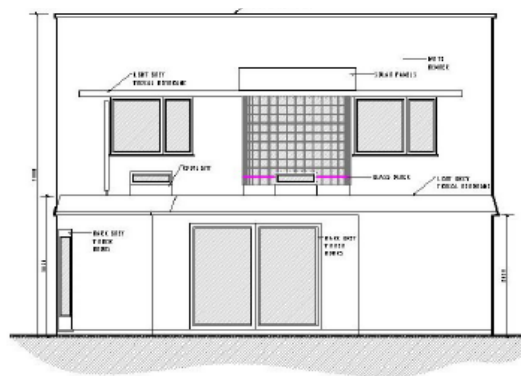
PLANNING PERMISSION GRANTED TO CONSTRUCT A 3 BEDROOM DETACHED HOUSE

House size approx. 1,716 sq. ft. (159.5 sq. m.)

- ⇒ Unique position hidden in the heart of Chalkwell Hall Estate, SS0
- ⇒ Close to the Esplanade
- ⇒ Popular residential area
- ⇒ Freehold offers invited.



WEST FACING ELEVATION (SIDE)



SOUTH FACING ELEVATION (REAR)



## DESCRIPTION AND LOCATION:

The plot is in a unique position hidden in the heart of Westcliff on Sea and within a few hundred yards of the Esplanade.

Grosvenor Mews has developed over the years into a beautiful residential Mews with just a handful of high quality houses.

Westcliff and Chalkwell railway stations are within 0.4 miles and 0.6 miles respectively.

## PLANNING

The plot received planning permission on the 16<sup>th</sup> January 2019 for the construction of a single detached dwelling.

The design is modern and incorporates 3 bedrooms, 2 bathrooms a large open plan living area and an integral garage.

Planning Reference **18/01726/FUL**

Contact Ayers & Cruiks for copies of plans and planning documents

## ACCOMMODATION

The size of the house has been estimated as follows:

Ground floor (including garage): 108.2 sq. m.

First Floor: 51.3 sq. m.

**Total approx. size: 159.5 sq. m.**

## SALE

Our client is seeking to sell the freehold interest in the plot.

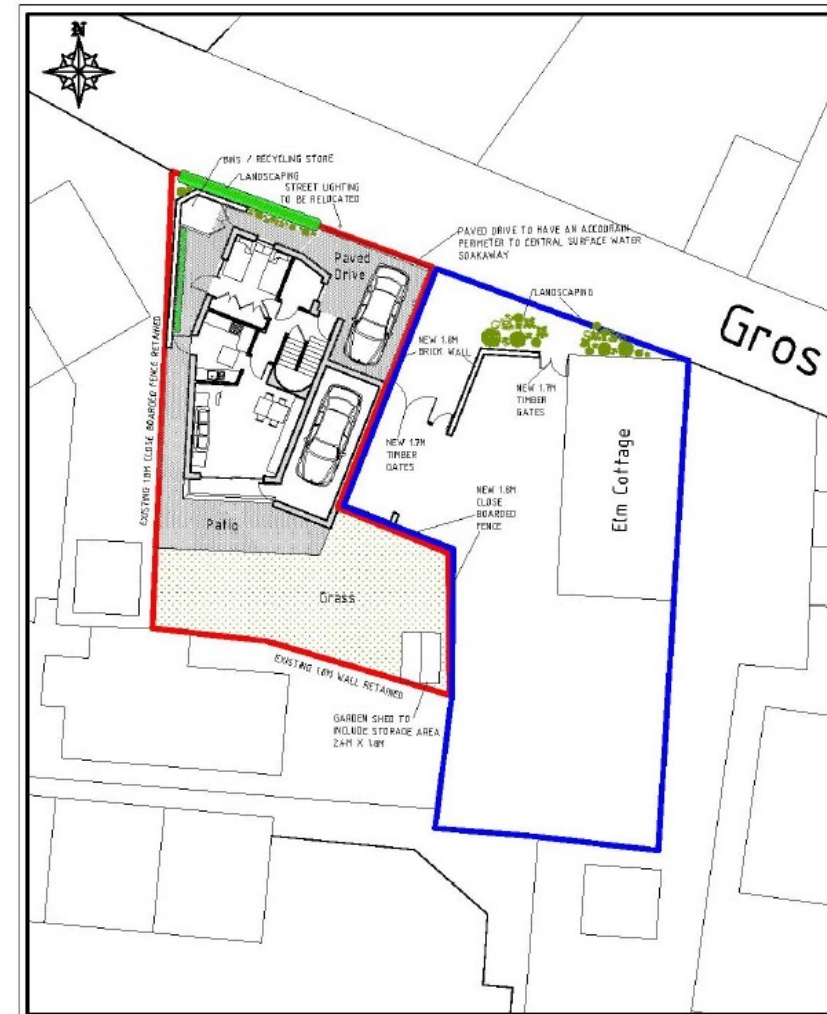
Freehold offers invited.

## VIEWING

Contact the Vendors sole appointed agents, Ayers & Cruiks, for more information.

## LEGAL COSTS

Both parties to be responsible for their own legal costs.



# Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



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