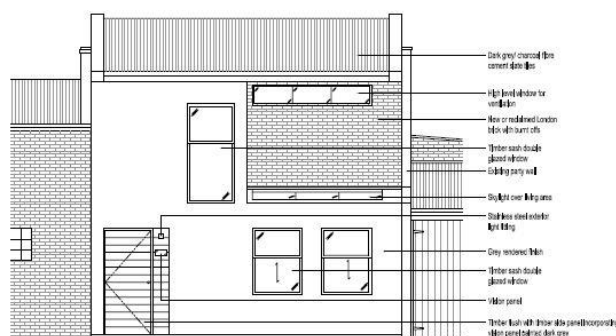




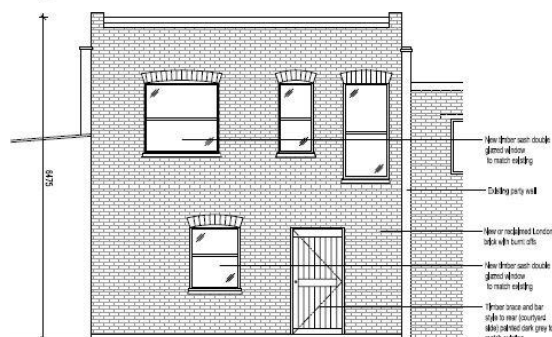
Ayers & Cruiks

COMMERCIAL

DEVELOPMENT OPPORTUNITY PLANNING CONSENT TO BUILD A ONE BEDROOM RESIDENTIAL DWELLING OF CIRCA 652 SQ. FT. (60.60 SQ. M.) FREEHOLD FOR SALE



06 Proposed Front Elevation facing Hamlet Mews
1:50 @ A1 & 1:100 @ A3



08 Proposed Rear Elevation
1:50 @ A1 & 1:100 @ A3

Rear of 38 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7LX

- **Freehold for sale**
- **Vacant site**
- **Planning permission for a two storey, one bedroom residential dwelling**
- **Offers invited**

DESCRIPTION AND LOCATION

The site is located to the rear of Hamlet Court Road accessed via a service road running from Canewdon Road to Leonard Road.

Various adjacent coach houses/mews buildings have already been converted to residential dwellings. With its position between the shops in Hamlet Court Road and the residential properties in Preston Road, it provides for a very quiet original looking neighbourhood.

Our clients have demolished the existing building therefore the site is vacant and benefits from planning permission to build a two storey one bedroom mews style dwelling.

ACCOMMODATION

Total Approximate Area of proposed dwelling:

| | | |
|----------------------------|--------------------|-----------------------|
| Ground Floor: | 344 sq. ft. | (32.00 sq. m.) |
| First Floor: | 308 sq. ft. | (28.60 sq. m.) |
| Total approx. area: | 652 sq. ft. | (60.60 sq. m.) |

The dwelling will benefit from 248 sq. ft. (23 sq. m.) of amenity space.

PLANNING

The planning application number is 15/00222/FUL

Copies of which are available from the offices of Ayers & Cruiks.

PRICE

Freehold offers invited.

Our clients have secured planning so will only consider unconditional offers.

EPC

Awaiting EPC.

VIEWING

Strictly by prior appointment via Vendor's sole appointed agents:

Ayers & Cruiks
01702 343060



Misrepresentation Act 1967

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Subject to contract & plus VAT if applicable.