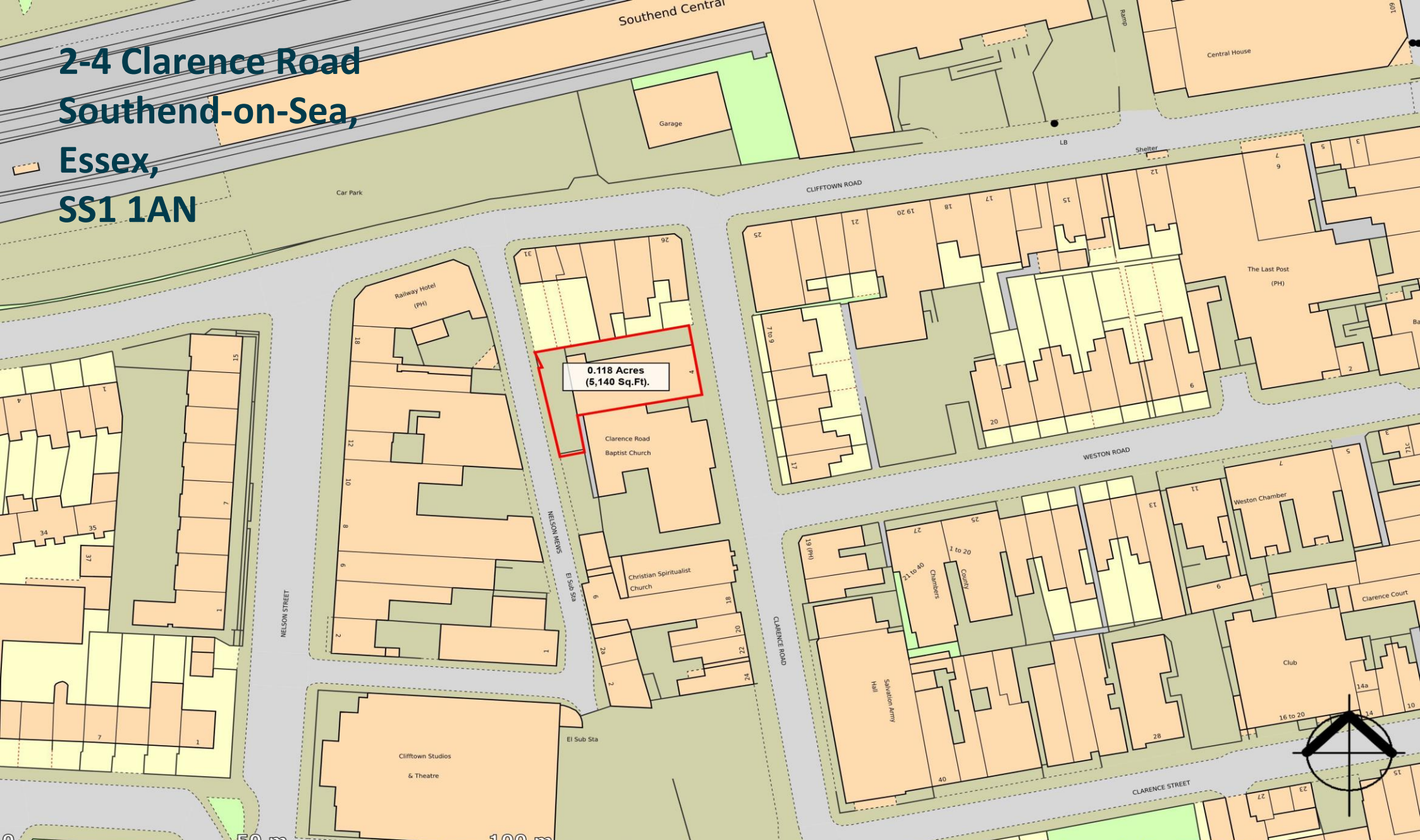


2-4 Clarence Road
Southend-on-Sea,
Essex,
SS1 1AN



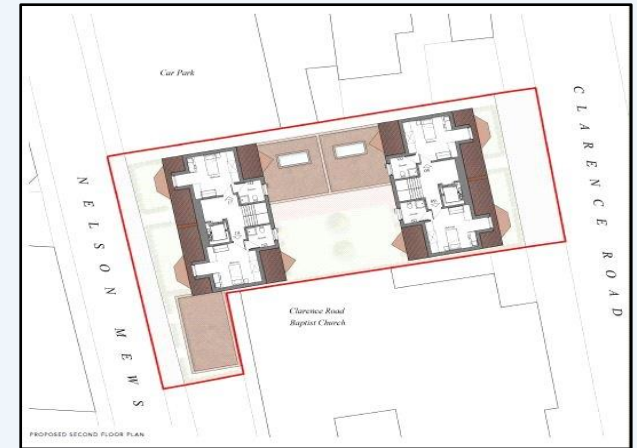
**SOUTHEND ON SEA, LAND FOR SALE
WITH PLANNING CONSENT TO BUILD AN 18 BEDROOM HMO**

**DEDMAN
GRAY**

Property Consultants

2-4 Clarence Road Southend-on-Sea Essex SS1 1AN

- Freehold Land For Sale
- Planning Consent For 18 Bedroom HMO
- Close Southend Central Train Station
- Minutes Walk From Southend High Street
- Frontages To Clarence Road & Nelson Mews
- Mostly Demolished Site



Accommodation:

All areas are approximate and have been measured on a GEA (Gross External Area) basis. The plot is largely rectangular & comprises 0.118 of an acre (5,140 sq.ft.).

Planning Permission:

Planning Permission was granted on the 3rd July 2026 for the construction of an 18 bedroom HMO (all single occupancy) over 2.5 storeys with associated landscaping, refuse/recycling stores & cycle parking. A copy of the decision notice & all associated plans are available on the LPA's website under reference 26/00404/FUL.

Tenure: Freehold.

Business Rates: Houses Of Multiple Occupation are treated as domestic property, and are subject to council tax.

Legal Fees: Each party is to be responsible for their own legal fees.

Further Information & Viewings: For further information or to arrange a viewing please contact Gerard Biagioni on 01702 311 037 Email gerard@dedmangray.co.uk

Price: £795,000 Freehold