SITE FOR SALE

Outline Planning For New Lorry Park

Gross Site Area 13.26 Acres (5.37 Hectares)
Net Developable Site Area 6.98 Acres (2.82 Hectares)

MORBEC FARM

Arterial Road, Wickford, Essex, SS12 9JF

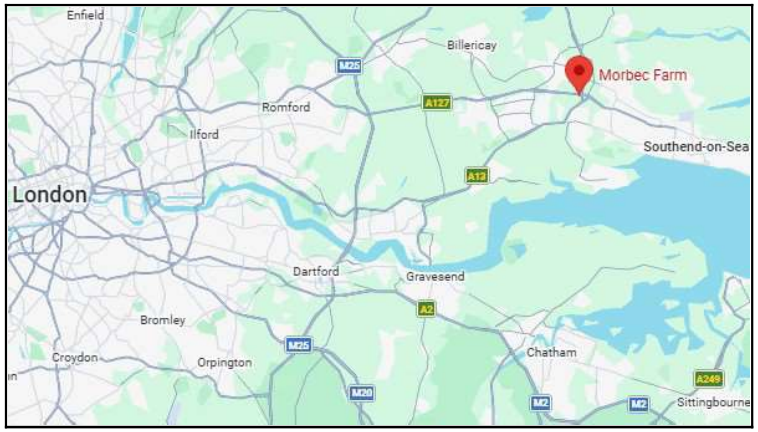


- **Consent Granted for Re-Development of 186 Space Lorry Park**
- **Close to A130 Junction**
- **New Vehicular Access Required From A127**
- **Income Producing**

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION

The site is situated on the north side of the A127, close to the A130 junction providing good communications throughout the County and direct links to the M25 and national motorway network beyond. Wickford has a mainline railway station providing regular services to central London.

DESCRIPTION

The site comprises a parcel of land extending to approximately 13.26 acres gross (6.98 acres net) benefiting from outline planning permission for the development of a 186-space lorry park and an ancillary facilities building for drivers (Planning Reference: 24/01181/OUT). The land is generally level, laid to grass, and bordered by mature tree lines, none of which are subject to Tree Preservation Orders. A residential bungalow together with associated agricultural buildings is located in the north-eastern corner of the site, while a small lake occupies part of the south-eastern corner. An open field area lies at the centre of the holding. The site may also be suitable for alternative uses, subject to the necessary planning consents. Interested parties are advised to discuss potential proposals with the Local Planning Authority.

TENDER INFORMATION

Call for Bids -Thursday 26 November at 5pm.

ACCOMMODATION

Net Developable Area	6.98 Acres (2.82 Hectares)
Gross Site Area	13.26 Acres (5.37 Hectares)

The above floor areas are approximate and have been measured on a gross external basis.

TENURE

The property is available on a freehold basis. There are a number of informal tenancies generating a current income of £96,000 per annum, exclusive, further detail upon application.

PRICE

Offers invited by informal tender. Tender Guidelines and Tender Proforma are attached below to assist you in making an offer. Tender deadline **Thursday 26th November at 5pm.**

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

The property has an EPC rating of D.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

David Sewell
Tel: 07837 409316 / 07837 409316
Email: david.sewell@kemsley.com

Colin Herman
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TENDER GUIDELINES – MORBC FARM, ARTERIAL ROAD, WICKFORD

Thank you for your interest in Morbec Farm.

Our clients have instructed us to write to all interested parties requesting they submit their offer, subject to contract, by:

5pm on THURSDAY 26th November 2026

You must ensure that your offer is delivered to Kemsley well in advance of the bid deadline.

In order for the Vendors to consider your proposal, it should be in writing (by post or email). A Tender Proforma is attached to assist, but your offer can be in your own format if preferred. All offers must give relevant details as stated below:

1. The full name(s), address and telephone numbers of the purchasing company/individual.
2. The amount of your offer in figures and words, in pounds sterling.
3. The name, address and contact details of your solicitor.
4. Confirmation of the basis of your offer i.e. cash, mortgage, with supporting evidence of your funding and your ability to proceed expeditiously.
5. Whether your offer is unconditional or subject to planning. Please note the Vendors have a clear preference for an unconditional sale (in respect of planning).

Your offer should be clearly marked "Morbec Farm Offer" and posted to Kemsley LLP, First Floor, Phoenix House, Christopher Martin Road, Basildon, Essex SS14 3EZ F.A.O. David Sewell or by email: david.sewell@kemsley.com or colin.herman@kemsley.com

This is not a binding contract to purchase but an invitation to agree the purchase price. The Vendors reserve the right not to accept the highest nor indeed any bid, should they decide not to do so.

You should seek professional advice regarding this property and information provided prior to submitting any offer.

Yours faithfully

Colin Herman

COLIN HERMAN BSc MRICS
MANAGING DIRECTOR
KEMSLEY LLP
Mobile: 07976 327 448
Email: colin.herman@kemsley.com

TENDER PROFORMA – Morbec Farm, Wickford

BID DEADLINE:	**5pm** **Thursday, 26th November 2026**	KEMSLEY REF:	AB2983
PROPERTY:	Morbec Farm, Arterial Road, Essex, SS12 9JF		
PURCHASER:	Name Registered Address Correspondence Address F.A.O Tel Mobile Email		
TENURE:	Freehold		
YOUR OFFER PRICE:	**£**		
DEPOSIT:	£ / % purchase price Refundable / non-refundable / other (delete as appropriate)		
EXCHANGE:	days/weeks/months (delete as appropriate) Conditions:-		
COMPLETION:	days/weeks/months (delete as appropriate) Conditions:-		
FUNDING:	Cash / bank funding / pension fund (delete as appropriate) Details of bank / lenders Proof of funding attached Y/N		

TENDER PROFORMA – Morbec Farm, Wickford

PURCHASER AGENT: (if applicable)	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: