

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

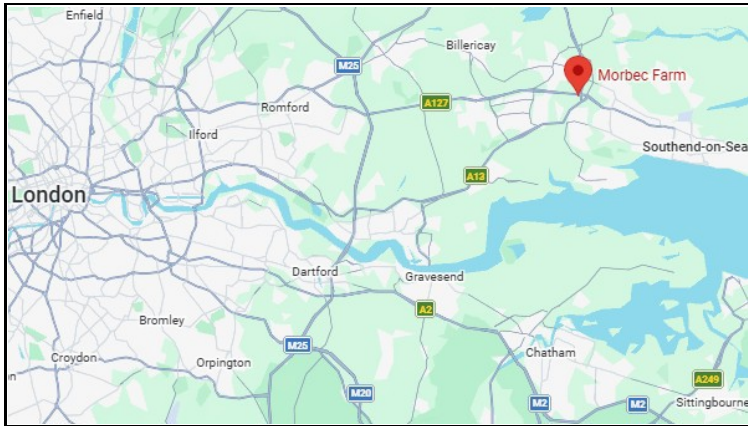
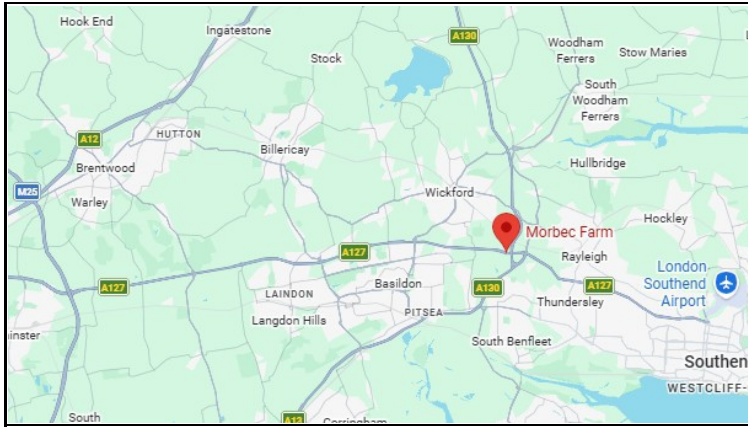


- Consent Granted for Re-Development of 186 Space Lorry Park
- Close to A130 Junction

- New Vehicular Access Required From A127
- Income Producing

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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.

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

On application.

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

Currently being commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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Colin Herman

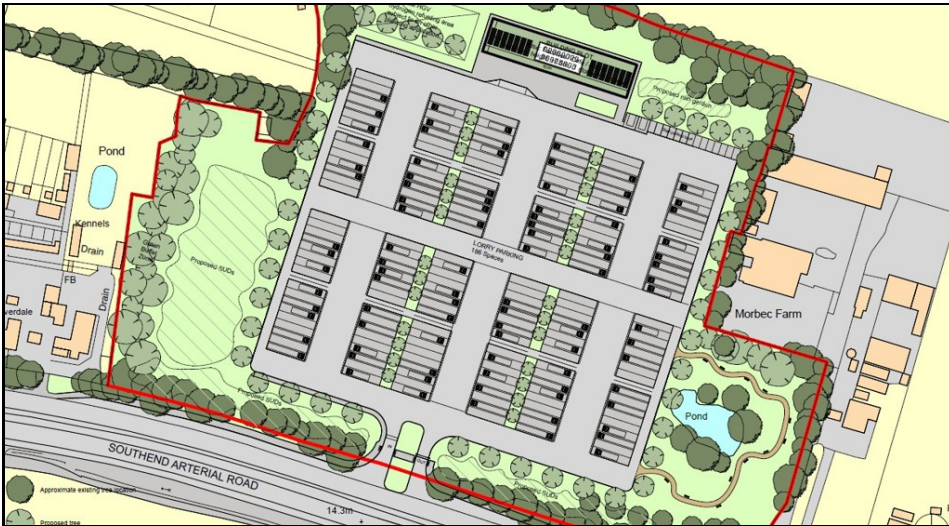
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