

SOUTH WOODHAM FERRERS

INCHBONNIE ROAD | ESSEX | CM3 5ZL

PRIME TOWN CENTRE FREEHOLD DEVELOPMENT LAND FOR SALE
APPROX 0.83 ACRES AND 0.52 ACRES

ROCHE

TO A130 / M25 /
LONDON
(35 miles)

Ferrers Road

Inchbonnie Road

ASDA



Site B
(0.52 acres)

COSTA

Site A
(0.83 acres)



Boundaries are indicative only



Site A

SITUATION – The site is located adjacent to Inchbonnie Road and is bound by Baron Road to the north. Nearby occupiers include Co-operative Food, Xcel Recruitment, Essex Vets and a range of local retailers.

OPPORTUNITY – 0.83 acre development site which may be suitable for a number of uses to include Use Classes E, F and C3.

Site B

SITUATION – The site is located adjacent to Inchbonnie Road and is bound by an access road which forms the northern, eastern and southern boundary. Nearby occupiers include Co-operative Food, Xcel Recruitment, Essex Vets and a range of local retailers.

OPPORTUNITY – 0.52 acre development site which may be suitable for a number of uses to include Use Classes E, F and C3.

Planning

A planning report is available upon request although prospective purchasers must rely upon their own enquiries.

Boundaries, Rights of Way and Easements

The sites will be sold subject to and with the benefit of all existing rights of way and easements and buyers are deemed to have full knowledge of all the boundaries of the sites.



Site B
(0.52 acres)

Inchbonnie Road

Site A
(0.83 acres)

Location

South Woodham Ferrers is an expanding affluent commuter town in Essex with an urban population of over 16,000 people. The town is located 13 miles south east of Chelmsford and 35 miles east of London. The towns of Billericay, Basildon and Southend-on-Sea are all within a 15 miles radius. The town is accessed via the A132 from the west which links to the dualled A130 providing routes to the A13 and M25. The two sites are positioned in an excellent central position within the town and in close proximity to the 70,000 sq ft Asda superstore.



Terms

The sites are available individually or collectively. Offers are sought for the benefit of the freehold interests on a conditional and unconditional basis.

Tenure

Freehold. A title report is available upon request.

Anti Money Laundering

In accordance with Government regulations, the buyer will be required to provide proof of identity and address to the seller's agents once an offer is submitted and prior to solicitors being instructed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Contact:

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A130 (Direct access to Chelmsford) - 4 miles



London Southend Airport - 14 miles



South Woodham Ferrers Station - 0.7 miles
London train link 55 minutes



Population
16,000+

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