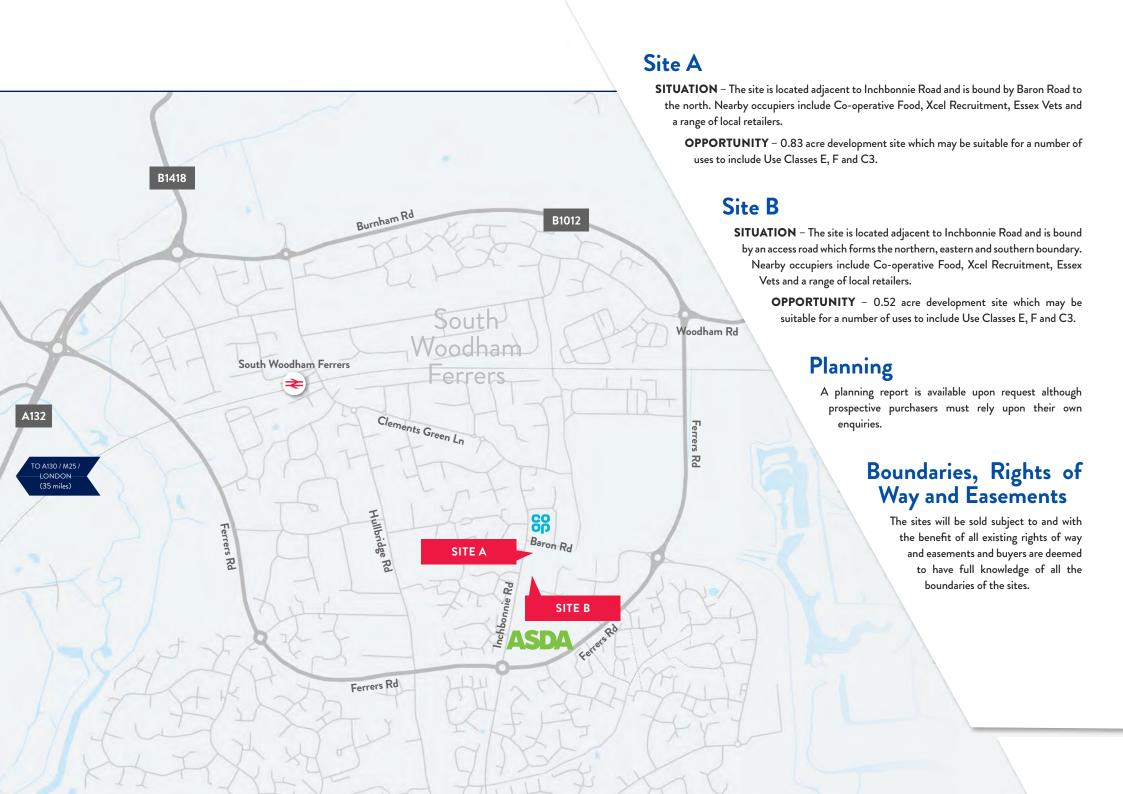
SOUTH WOODHAM FERRERS

INCHBONNIE ROAD | ESSEX | CM3 5ZL

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

ROCHE







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.

HEYBRIDGE **CHELMSFORD** SOUTH WOODHAM Southminster **FERRERS** A132 Billericay Brentwood Wickford **BASILDON** London Southend Airpo A127 SOUTHEND-ON-SEA Canvey Island

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:

Adrian Fennell

adrianf@rochecs.co.uk

01603 756334

Ben Common

01603 756340 benc@rochecs.co.uk



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+

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any understood and understood or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any proprise and purchasers or lessees must satisfy themselves as to the accuracy of each of them; (iii) no employee of The Agents has any proprised professional advice; (v) The Agents has any prograted professional advice; (v) The Agents has any prograte professional advice; (v) The Agents has