

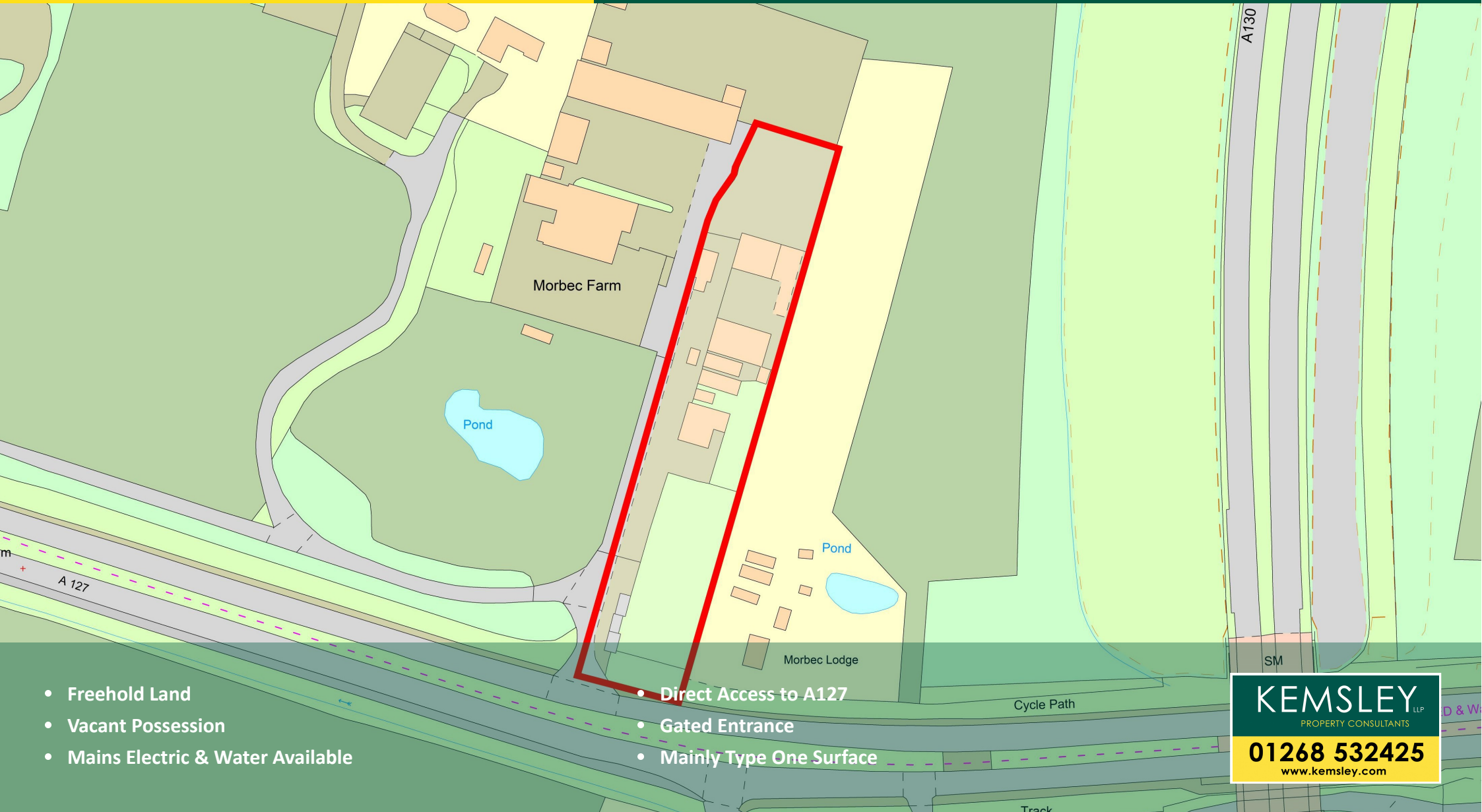
FOR SALE

Open Storage Land

1.38 Acres (0.56 Hectares)

LAND AT MORBEC FARM

Arterial Road, Wickford, Essex, SS12 9JF

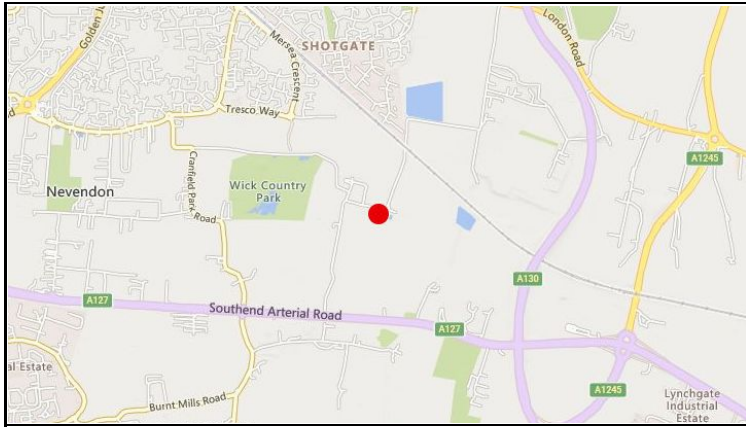


- Freehold Land
- Vacant Possession
- Mains Electric & Water Available

- Direct Access to A127
- Gated Entrance
- Mainly Type One Surface

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
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LOCATION

Wickford is situated approximately 30 miles east of central London and 13 miles south of Chelmsford, and four miles north of Basildon, accessed via the A127 and A130 arterial roads, which provide 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 property comprises a plot of land measuring approximately 1.381 acres, situated directly off the A127 and accessed via a shared road. The yard has been predominantly surfaced with Type 1 material.

The site has been used for the current owner's business operations for approximately 40 years, believed to fall under general industrial use. Prospective buyers are advised to confirm permitted uses with the local planning authority.

The site include several old chicken sheds, some in disrepair, repurposed for storage, as well as a workshop and an office. We believe the site benefits from mains electricity and water and is secured by an electric gate at the front.

ACCOMMODATION

Approx	1.38 Acres (0.56 Hectares)
Sheds/Office/Workshop	7,979 sq. ft. (741 m ²)

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

TENURE

The property is available on a freehold basis, further detail upon application.

PRICE

Offers in excess of £1,500,000.

VAT

No VAT payable.

BUSINESS RATES

From enquiries made of the Valuation Office Agency, we believe the rateable value to be £10,250 for 2025/26. Based upon the Uniform Business Rate we believe the rates payable amount will be £5,114.75.

EPC

An EPC is not required.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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