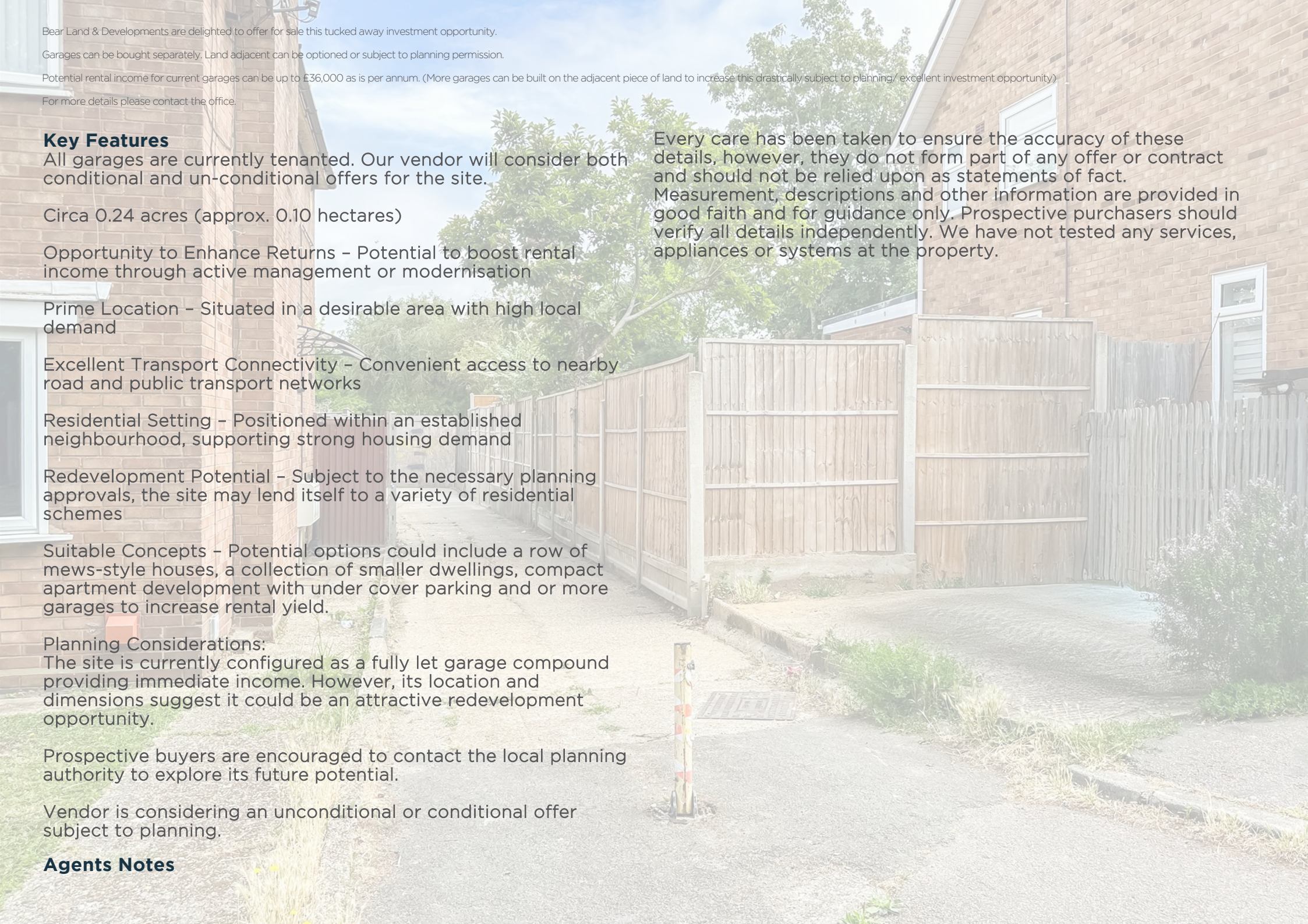


Garages & Land at Nursery Road, Stanford-Le-Hope, SS17  
7DH  
Offers In The Region Of £500,000

**bear**  
*Estate Agents*





The background image shows a brick building on the left and a fenced garden area on the right. The garden is enclosed by a wooden fence and has a gravel path leading to a small paved area. A yellow and black striped bollard is visible in the foreground. The sky is blue with some clouds.

Bear Land & Developments are delighted to offer for sale this tucked away investment opportunity.

Garages can be bought separately. Land adjacent can be optioned or subject to planning permission.

Potential rental income for current garages can be up to £36,000 as is per annum. (More garages can be built on the adjacent piece of land to increase this drastically subject to planning/ excellent investment opportunity)

For more details please contact the office.

## Key Features

All garages are currently tenanted. Our vendor will consider both conditional and un-conditional offers for the site.

Circa 0.24 acres (approx. 0.10 hectares)

Opportunity to Enhance Returns – Potential to boost rental income through active management or modernisation

Prime Location – Situated in a desirable area with high local demand

Excellent Transport Connectivity – Convenient access to nearby road and public transport networks

Residential Setting – Positioned within an established neighbourhood, supporting strong housing demand

Redevelopment Potential – Subject to the necessary planning approvals, the site may lend itself to a variety of residential schemes

Suitable Concepts – Potential options could include a row of mews-style houses, a collection of smaller dwellings, compact apartment development with under cover parking and or more garages to increase rental yield.

### Planning Considerations:

The site is currently configured as a fully let garage compound providing immediate income. However, its location and dimensions suggest it could be an attractive redevelopment opportunity.

Prospective buyers are encouraged to contact the local planning authority to explore its future potential.

Vendor is considering an unconditional or conditional offer subject to planning.

## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.















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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC