

FOR SALE

Commercial livery yard with
development potential (STP)
Site 1.05 acres (0.43 hectares)

Chapmans Farm

Hall Lane, Upminster, Essex, RM14 1UA



- Self-contained site
- Various existing buildings/structures on site
- Close proximity to Upminster, A127 and M25.

- Certificate of lawful use as commercial livery yard
- Potential for various uses (STP)
- Potential for redevelopment (STP)

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Location

The site is located on the western side of Hall Lane, close to its junction with Bird Lane. To the North of the property is the junction of Hall Lane and the Southend Arterial Road (A127), which in turn provides trunk road access into London via the A12 at Gallows Corner to the West, and access to the M25 and the national motorway network via Junction 29 to the East.

To the South of the site is Upminster town centre and Upminster station where mainline rail facilities (C2C) run between Southend and London Fenchurch Street. Upminster Station also provides access to the London Underground via the District Line.

Description

The property comprises a broadly regular shaped site laid to a mix of surfaces including part hardstanding and some unmade ground. The site is fenced to the perimeter with gated access (2 No.) to the Hall Lane frontage.

There are a number of buildings on site comprising various barns and stables which are generally in poor condition. In addition, there are a number of containers and other structures also on site.

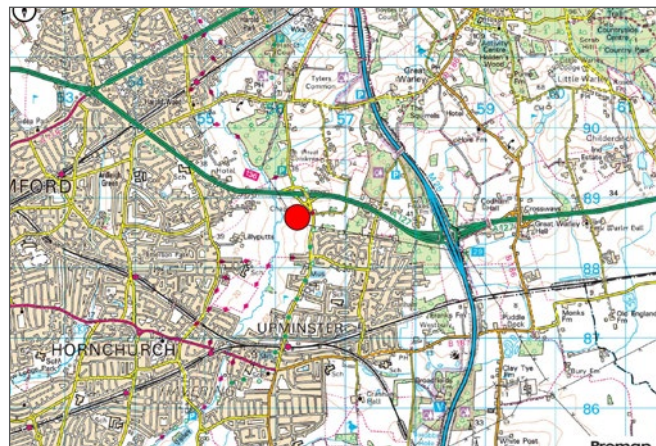
We are advised that the site benefits from three phase power and mains water supply.

Accommodation

We have not inspected the buildings internally however have been provided with a schedule of the areas by our client. We are advised that the total Gross Internal Area of the various buildings and structures totals approximately 1,489.84 sq.m (16,036 sq.ft).

We have measured the site via digital mapping and have calculated the total site area as approximately 1.05 acres (0.43 hectares).

Buyers should satisfy themselves as regards to site/floor areas.



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Planning

We understand that the property has a Certificate of Lawful Use for the purposes of a commercial livery yard. Further details available upon request.

We are advised that there have previously been a positive pre-app responses from Havering for both residential and commercial redevelopment - further details available upon request.

Similarly we understand that there have been previous planning applications submitted for both residential redevelopment and commercial change of use, however both were subsequently refused.

It remains our opinion that the property would be suitable for a variety of uses or indeed commercial or residential redevelopment, subject to obtaining the necessary planning consents. Interested parties are advised to consult their professional advisors and the Local Planning Authority (London Borough of Havering) in this respect.

Tenure

The property is available for sale on a freehold basis with vacant possession.



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Nature Of Sale

Our client is seeking unconditional freehold offers only.

Price

Unconditional offers are sought in the region of **£2,000,000**.

VAT

Sale of the property will be subject to VAT.

Legal Fees

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

Viewings and contact

All enquiries to be directed to the sole agents:

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