

LAND LYING TO THE NORTH WEST OF NESS ROAD, ERITH.



Land that has been divided into individual plots available for sale.

Commercial development potential (STP)

Plots available range in areas between C. 1.2 acres & C. 2.1 acres.

Good transport links to M25.

Land is bordered on the south east by Burnett Road, an unclassified highway.

Contact us for further details and information

Land lying to the north west of Ness Road.

Erith

DA8 2LD

Tenure: FREEHOLD

Guide Price From: £175,000.

**Hummerstone & Hawkins
Tel: 0208 303 1061**

LOCATION:

The land is bordered on the south east by Burnett Road, which is an unclassified public highway. There is a lay-by at the junction of Ness Road, Wallhouse Road and Burnett Road, and the land can be viewed from the roadside / footpath. There is a gated access from Burnett Road.

Various drainage watercourses that run across the land as flood defences.

Easement for a water supply pipe and pressure drains running along the south and south east boundary.

DESCRIPTION:

The site was formally a breakers yard in the 1970's, which was demolished (there is still a section of hardstanding from the historic yard)

Lots 9 - 12: Approx 1.20 acres each. £175,000 per lot

Lots 2, 4, 5, 6: Approx 1.50 acres each. £175,000 per lot

Lots 7 & 8: Approx 2.1 acres each. £175,000 per lot

PLANNING:

Commercial development potential (STP)

No pre-planning advice has been taken and buyers are asked to make their own enquiries before any unconditional purchase.

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. All dimensions / measurements are approximate.

VIEWING ARRANGEMENTS:

For an appointment to view, please contact the agent.

Hummerstone & Hawkins T: 0208 303 1061



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.