

FennWright

Windsor Road
Downham
Billericay
Essex
CM11 1QE

FOR SALE FREEHOLD

**Salvage Yard, Commercial
Units and Land**

- Suitable for Owner Occupiers, Developers and Investors
- Total Site Area Approx. 15 Acres (STS)
- Available as a Whole or in Part
- Salvage Yard on 2.80 Acres Approx
- 26,180 Sq. Ft. Commercial Buildings
- Mains Services



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



Location

The site is situated in Downham an affluent village in South East Essex. Chelmsford is located to the North, Billericay to the West and Basildon to South. The A12 can be found less than 5 miles to the north and the A127 can be found less then 4 miles to the South. The M25 and national motorway network are within easy reach by both the A12 and A127.

Description

The site comprises a salvage yard, commercial buildings and agricultural land. The parcels of land highlighted on the plan are indicative only and our client may consider splitting the site in alternative ways. Please note the area marked green is not included within the sale and is under separate ownership.

Salvage Yard - Outlined Brown Approx 2.80 Acres (STS)

The salvage yard sits on a site of approximately 2.80 acres and is primarily concrete surfaced. The yard has six workshop buildings which benefit from three phase power. There is a derelict bungalow in the north west corner which is included within the site.

Commercial Units - Outlined Yellow Approx 1.25 Acres (STS)

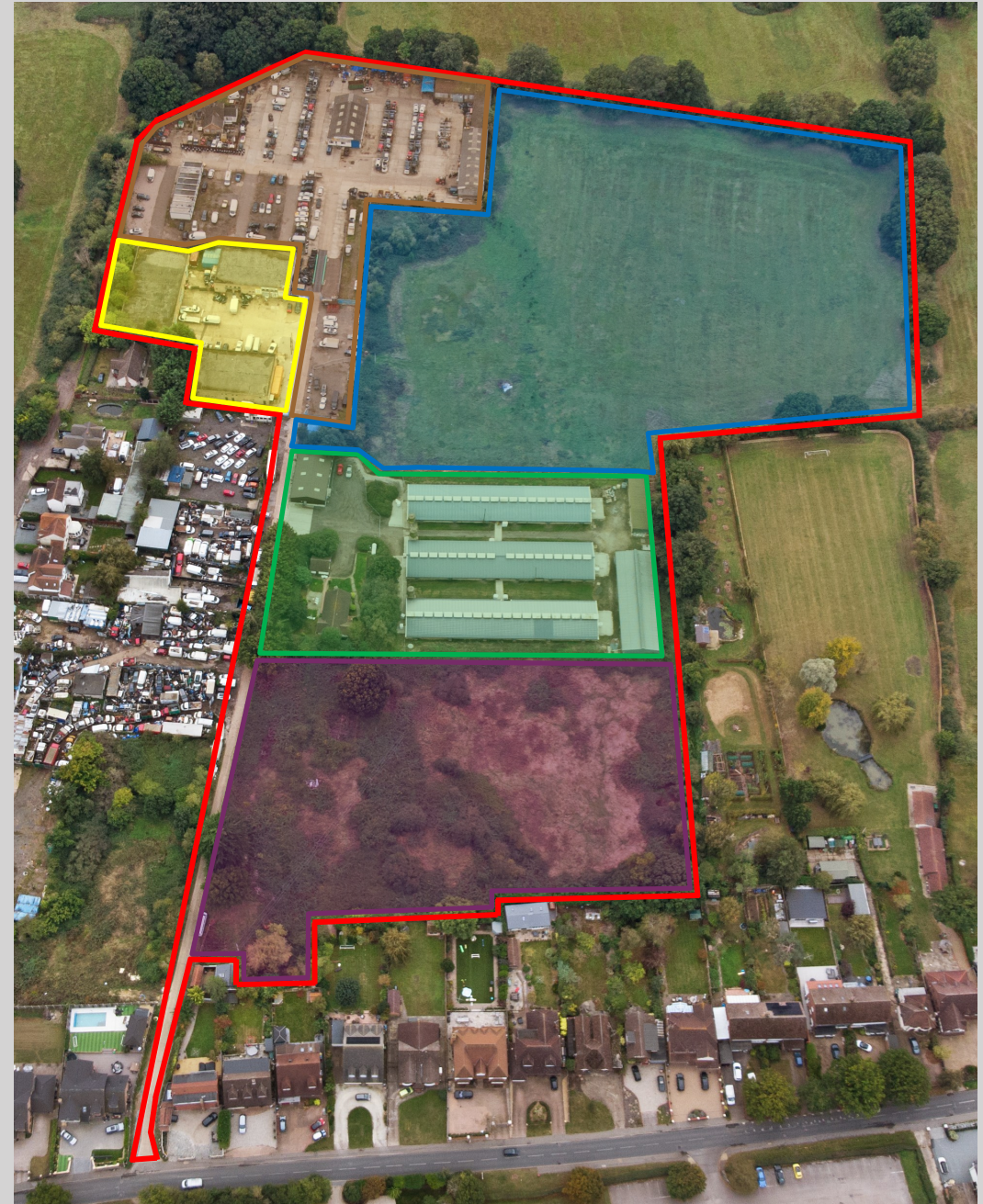
There are three terraces of industrial/storage units situated around a courtyard. There are 12 units in total each benefitting from three phase power, electric roller shutter access doors and WC facilities. Externally there is a concrete surfaced forecourt providing loading areas and parking.

Land - Outlined Purple Approx 2.70 Acres (STS) and Blue Approx 7.25 Acres (STS)

We understand from our client the land outlined purple was previously used for commercial purposes. Our client is of the view the site has development potential subject to planning and the necessary consents. The land outlined blue is agricultural land.

Services

The site is connected to mains water, drainage and electricity. There is evidence of a gas supply however, our client informs us there is currently no gas to the site. All interested parties are to rely upon their own enquiries.



Site Plan - Not to Scale - For Indicative Purposes Only.

Please note the area outlined in green is not included

Accommodation

Salvage Yard

| | Size Sq. Ft | EPC Rating |
|-------------------|----------------------|------------|
| Unit 1 | 2,890 | F - 132 |
| Unit 2 | 1,687 | C - 67 |
| Unit 3 | 1,290 | D - 79 |
| Unit 4 | 357 | TBC |
| Unit 5 | 1,339 | TBC |
| Unit 6 | 1,559 | D - 67 |
| Derelict Bungalow | Not Measured | N/A |
| Total | 9,122 Sq. Ft. | |

Commercial Units

| | Size Sq. Ft | EPC Rating |
|--------------|-----------------------|------------|
| Unit A1 | 1,237 | E - 116 |
| Unit A2 | 1,237 | E - 112 |
| Unit A3 | 1,237 | E - 113 |
| Unit A4 | 1,237 | E - 103 |
| Unit A5 | 2,474 | E - 112 |
| Unit B1 & B2 | 2,358 | D - 89 |
| Unit B3 | 1,179 | E - 102 |
| Unit B4 | 1,179 | D - 92 |
| Unit C1 | 1,230 | D - 84 |
| Unit C2 | 1,230 | D - 84 |
| Unit C3 | 1,230 | C - 69 |
| Unit C4 | 1,230 | D - 79 |
| Total | 17,058 Sq. Ft. | |



Business Rates

Salvage Yard

The salvage yard has a rateable of £63,000 We estimate the rates payable will be in the region of £31,500 per annum.

Commercial Units

| Unit | Rateable Value | Rates Payable Approx (2023/2024) |
|---------------|----------------|----------------------------------|
| Units A1 - A5 | £43,500 | £21,706 |
| Units B1 & B2 | £17,250 | £8,607 |
| Unit B3 | £7,500 | £3,742 |
| Unit B4 | £7,600 | £3,792 |
| Units C1 - C4 | £27,750 | £18,847 |

Planning

We understand from our client the salvage yard and commercial units have established commercial uses having been traded for several decades. Interested parties are advised to speak to the Local Authority for further information.

Local Authority

Chelmsford City Council

T. 01245 606606

Title

The site is held freehold under six separate titles. Further details are available upon request.

Terms

The site is available for sale freehold as a whole or in part by way of private treaty on terms to be agreed. Our clients preference is unconditional offers, however conditional offers may be considered. Please note our client is seeking an overage on the parcel of land highlighted purple should residential consent be granted in the future. Further details are available upon request.





Guide Price

Our client is seeking offers in excess of £4,250,000 for whole site.

VAT

We understand VAT will not be applicable.

Legal Costs

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

Money Laundering

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

Viewing

Strictly by appointment with the sole agents:

01245 261226

fennwright.co.uk

Contact:

James Wright jw@fennwright.co.uk

John Logan jdl@fennwright.co.uk

Fenn Wright
20 Duke Street
Chelmsford
Essex
CM1 1HL

01245 261226

fennwright.co.uk



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