



South Ockendon £200,000



Land and Buildings Rear of 5-7 , South Road, South Ockendon, Essex, RM15 6NU

A former bakery and yard situated in a convenient location which previously had planning consent for the demolition of existing building and construction of three one bedroom apartments and parking, now lapsed. The property is derelict.

- ❖ FORMER BAKERY
- ❖ PARKING/YARD
- ❖ EARLY VIEWING ADVISED
- ❖ EXPIRED PLANNING FOR 3 X 1 BEDROOM FLATS
- ❖ EXCELLENT POTENTIAL

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FORMER BAKERY/WORKSHOP 36' 6" x 24' 9" (11.12m x 7.54m)

An exciting opportunity to acquire a detached garage/workshop with first floor storage area and yard which had planning permission granted in November 2015, now lapsed, for 3 X one bedroom flats. The property is derelict.

FIRST FLOOR

The property has first floor storage rooms which have not been measured due to condition of the structure, however access is available via a ladder.

YARD 36' 1" x 28' 9" (10.99m x 8.76m)

Gated. We understand there is a pedestrian right of way to one side of the yard for access to the cottages.

PROPERTY DETAILS

Tenure: Freehold. Business rates: None paid. EPC: Exempt due to condition.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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