

Rearlands Farm, Chivers Road, Stondon Massey, Essex CM15 0LJ



Approx. 3.88 acres (1.57ha) with private access
Freehold For Sale
Of interest to occupiers & developers

- Approx. 1.92 acres with commercial use
- Application submitted for 2 detached 4-bedroom chalets
- Existing buildings & bunkers approx. 313 sq m (3367 sq ft)
- Existing hard standing approx. 2580 sq m (27,760 sq ft)
- Previous uses include storage of heating and ventilation equipment/ road surfacing materials/scaffolding
- Current use is for storage of cars/ancillary repairs/1 caravan

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Situated to the west of Stondon Massey, approximately 1.2 miles from Ongar Road (A128). Brentwood Town Centre is approximately 3.8 miles to the south, providing a Mainline Train Service to London Liverpool Street in around 39 minutes. The A12 is just over 5 miles to the south and the A414 is only around 3 miles due north. This road links with junction 7 of the M11, approximately 6 miles to the west

The property

A rural location with private access between the residential properties "Whitegates" and the "Elms".

This is a regular shaped site comprising an existing commercial use to the east and greenbelt to the west. The commercial area accommodates a small workshop and residential caravan (both fire damaged) and several former air-raid bunkers. In addition, there is an extensive area of hardstanding and scope for additional car storage. A small pond is situated to the rear.

It is understood that the site is provided with mains water, single phase electricity and septic tank.

Planning

Previous uses have been open storage of heating and ventilation equipment, road surfacing materials and scaffolding.

In 1997, an appeal was allowed for continued use for car storage, minor vehicle repairs and a residential caravan. Ref: APP/C/96/H1515/644143.

In 2006, Brentwood Borough Council granted consent for a small workshop for vehicle repairs, servicing and valeting, ancillary to the primary use of the site (storage of landrovers). BRW/237/2006.

Our client has recently applied for consent to develop 2 no. 4 bedroom chalets on the eastern end of the site.

Copies of the planning documents are available on request.

Tenure

Freehold for sale with vacant possession on completion

Figures

Offers in excess of £900,000, subject to contract are invited for the site.

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

Not applicable.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The site area has been measured with the aid of Promap digital mapping and should be verified on site in due course.

Local Authority

Brentwood Borough Council
Town Hall, Ingrave Road, Brentwood, CM15 8AY
Tel: 01277 312500

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk

Contact Johnathan Branch

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

Branch Associates act for themselves and for the vendors of this property, whose agents they are, give notice that:

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Branch Associates has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Branch Associates have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.