Secure Open Storage Land with Adjoining Green Belt Land For Sale

Whybrow

Tye View Yard, Cranfield Park Road, Wickford, SS12 9EJ

Location
Wickford is an attractive market town with a resident population of circa 35,000 people and is located approximately 11 miles south east of Chelmsford via the A130 and 4 miles north of Basildon. Wickford rail station provides regular trains to London Liverpool Street with a fastest journey time of 37 minutes.

The Yard and Land are located towards the southern part of Wickford a few minutes away from the Southend Arterial Road. It is located just before a roundabout providing access to The Darby Digger, BP Station, BP Charging Station and M&S.

Description
The yard has perimeter fencing with CCTV cameras and is accessed via a secure gate off Cranfield Road. The ground is surfaced and there are 15+ containers situated inside the boundaries which are currently rented out for personal storage.

The land adjacent is very similar in size and benefits from green belt. The rear part of the plot is well maintained and although grassed is majority flat. The part at the front of the plot closest to the main road is overgrown. To access this plot you need to go through the yard.

- **Perimeter Fencing with CCTV Cameras**
- **15+ Storage Containers**
- **Good Access to Southend Arterial Road and A130**
- **Self Contained**
- **Suit variety of uses (STP)**

Accommodation
According to our calculations the Yard and Green belt Land benefit from the following areas:

Yard	0.39 acres (0.16 hectares)
Green Belt Land	0.39 acres (0.16 hectares)
Total	**0.78 acres (0.32 hectares)**

Asking Price
The Yard and Green Belt Land are available to purchase freehold with vacant possession at a combine asking price of £750,000 (Seven Hundred and Fifty Thousand Pounds).

Services
We understand the site benefits from electricity, we have been advised services such as gas and water can be made available, these are located just off the main road.

Town Planning
We are advised that that the yard benefits from a B8 Class Use (Storage and Distribution). Interested parties should make their own investigations with Basildon Borough Council on 01268 533333.

Business Rates
We are advised the current business rates for the yard and adjoining land total £284.

VAT
We understand the property is not elected for VAT.

Legal Fees
Each party is to bear their own legal costs throughout the course of any transaction.

Property Details

Location Plan

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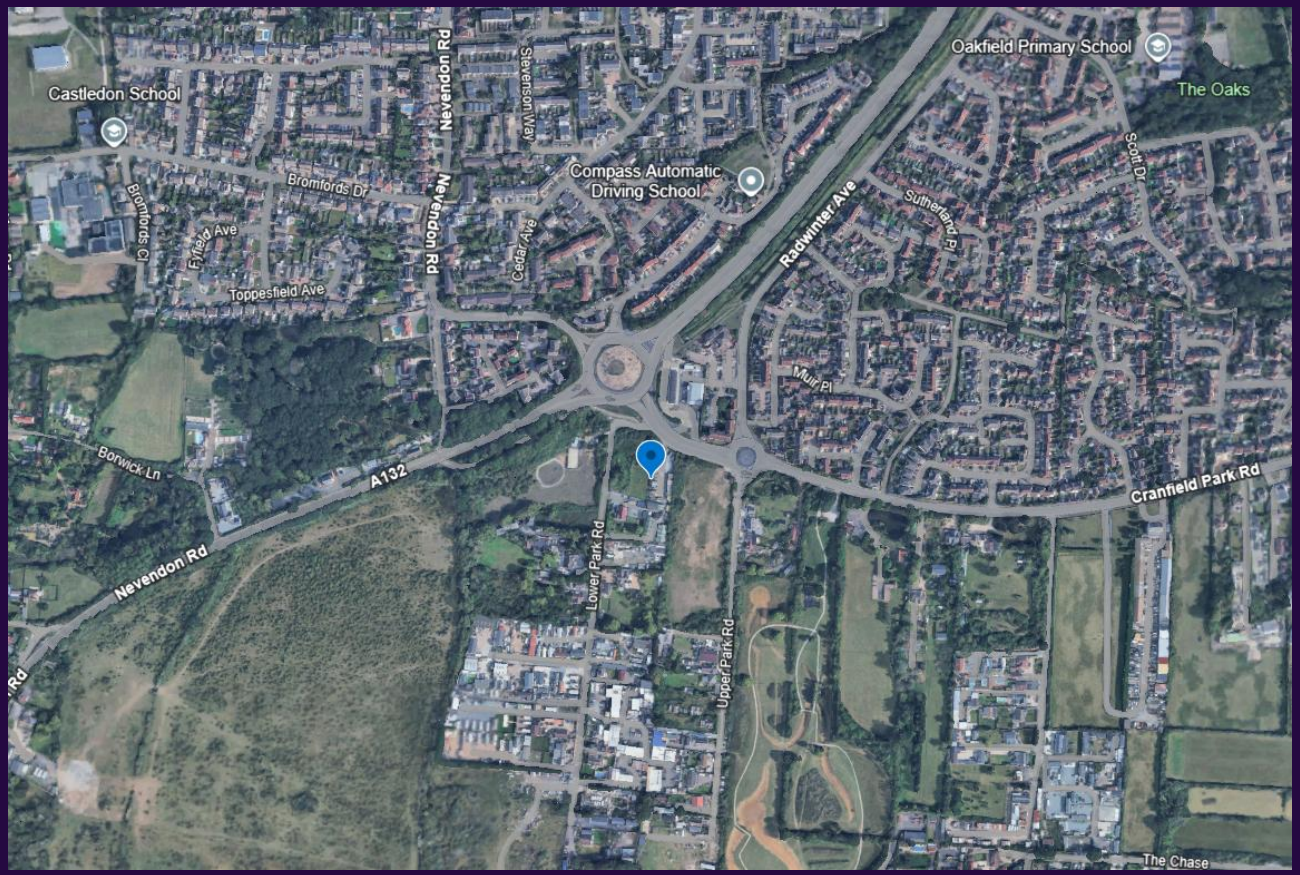

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