



## **SITE APPROX. 3 ACRES (1.35HA) WITH UNITS AND 3-BEDROOM BUNGALOW FRONTING A127. FOR SALE**

**Price: £3,000,000**

Arterial Road  
West Horndon  
Brentwood  
Essex  
CM13 3TB

- Rarely available
- M25 approx. 5 miles
- Vacant possession
- Development potential (STP)

# ARTERIAL ROAD, WEST HORNDON, BRENTWOOD, ESSEX, CM13 3TB

## Location

Fronting the west bound carriageway of the A127 in between West Horndon and Basildon. West Horndon Station is approx. 2.2 miles away providing a service to London (Fenchurch Street) in approx. 30 mins. Junction 29 of the M25 is approx. 5 miles distant.

## The Property

With access directly off the A127, there is a gated yard to the front, leading to a detached 3-bedroom bungalow and unit. There is additional yard to the rear. Undeveloped land adjoins to the west.

We understand that a footpath currently crosses the site. There is a track running north-west to the front of the site, over which a Third Party has access.

Site plans are available on request.

## Accommodation

The approximate floor areas are:

	Acres	Hectares
Total site	3	1.21
<b>TOTAL</b>	<b>3</b>	<b>1.21</b>

## Figures

Offers in excess of £3m for the freehold with vacant possession.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

In the process of being prepared.

## Planning

The site has lapsed consent for the sale and storage of up to 34 salvage cars and retention of part Nursery business. (Ref-16/01396/FUL). Interested parties are advised to discuss there proposed use with Brentwood Borough Council.

## Business Rates

In the process of being reassessed.

## Anti Money Laundering

All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

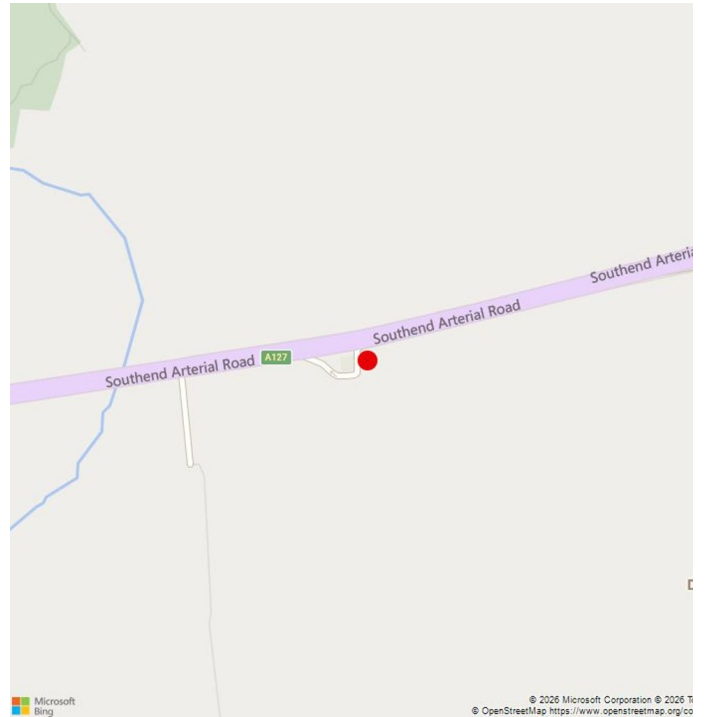
## Agents Note

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.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:

[ib@branchassociates.co.uk](mailto:ib@branchassociates.co.uk)



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