

## Former Timmermans Nurseries, A127, Brentwood, Essex, CM13 3TB



Original photo.

Unit approx. 1700 sq ft (158 sq m) with 3-bedroom bungalow with a site of approx. 3 acres (1.35 hectares)

### FREEHOLD FOR SALE

- Fronting A127
- M25 approx. 5 miles
- Vacant
- New flexible lease

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### 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.

### 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.

**Accommodation** Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Office/Unit	1,710 sq ft	158.8 sq m
Total yard	1 acre	0.40 hec
Three-bedroom bungalow		
Additional 2 acres (undeveloped).		

### Terms

Freehold for sale with vacant possession.

### Figures

Offers in excess of £3m.

### Legal costs

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

### EPC

The EPC assessment is in the process of being prepared.

### Agent's Note

No warranty is given in respect of the current planning use. None of the amenities or fixtures and fittings have been tested.

All terms are exclusive of VAT (if applicable).

All subject to planning (STP)

Site areas have been calculated via digital mapping and should be verified on site in due course.

Particulars awaiting approval

### Business Rates

In the process of being reassessed.



Office/unit. Original photo.



3-bedroom bungalow. Original photo.

### Enquiries/viewing

Please contact us on 01708 860696 or Email:

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