

mass
&CO

CHARTERED SURVEYORS
PROPERTY CONSULTANTS

01277 201300

Mass & Co
Chartered Surveyors and Property Consultants
25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

**FOR SALE FREEHOLD – 3.4 ACRES (1.38 HA) COMMERCIAL/RESIDENTIAL LAND
WITH BENEFIT OF TREATMENT & STORAGE OF WASTE MOTOR VEHICLES LICENCE**



WARLEY STREET, GREAT WARLEY, BRENTWOOD, ESSEX, CM13 3LB

LOCATION

The property is situated off Warley Street (B186) 0.3 miles from its junction with the A127 and 1.5 miles from junction 29 of the M25. Brentwood town centre is approximately 4 miles drive north.



DESCRIPTION

The property comprises a rectangular mixed use commercial site of mainly semi-hard standing which includes a workshop and office building of approx. 4,000 sqft. (372 sqm) A detached 3 bedroom house with associated gardens fronts the site currently known as Bellropes.

The total site area extends to approx. 3.4 Acres (1.38 Hectares).

SERVICES

All main services are connected including water, 3 phase power and gas.

PLANNING

The site is currently a mix of commercial and residential. The premises has a Certificate of Lawful Use (S191/BRW/5/2005) to be used in part for the 'storage and de-pollution of damaged motor vehicles'.

The property benefits from a 'Treatment & Storage of Waste Vehicles' licence for up to 2,500 vehicles. Copy of licence available on request.

RATEABLE VALUE

The rateable value for the commercial part of the site is currently £107,000. The house has a Council Tax Band G.

TERMS

Unconditional offers in excess of £4,500,000 are invited for the benefit of our client's freehold interest with vacant possession, subject to contract. Offers to be received by 5pm on Friday 23rd April 2021

VAT

Value added tax is not applicable.

LEGAL COSTS

Each party to bear their own legal costs

FURTHER INFORMATION

For further information and appointment to view please contact sole selling agent:

Mass & Co - Mark Mannering

01277 201300

mark.mannering@massandco.com

H.M. LAND REGISTRY		TITLE NUMBER
		EX510083
ORDNANCE SURVEY PLAN REFERENCE	TQ5988 TQ5989	Scale 1:2500
COUNTY ESSEX	DISTRICT BRENTWOOD	© Crown copyright



Mass & Co give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.