

**LAND AND BUILDINGS, WESTBURY FARM,
ST MARY'S LANE, UPMINSTER, ESSEX, RM14 3NU**

FREEHOLD FOR SALE



WELL PLACED

PROPERTY ADVISORS

THE OPPORTUNITY

- Freehold For Sale
- Site Area 2.52 acres (1.02 ha)
- Located within easy reach of Upminster Town Centre
- Suitable for owner occupiers, commercial uses and residential subject to obtaining the necessary planning consents
- Offers invited by way of an informal tender - Deadline Weds 10th July 2019

LOCATION

Westbury Farm is located off St Mary's Lane (B187) immediately opposite Cranham Golf Course. The A127 Southend Arterial Road lies approximately 2 miles to the north east and provides almost immediate access to J29 of M25.

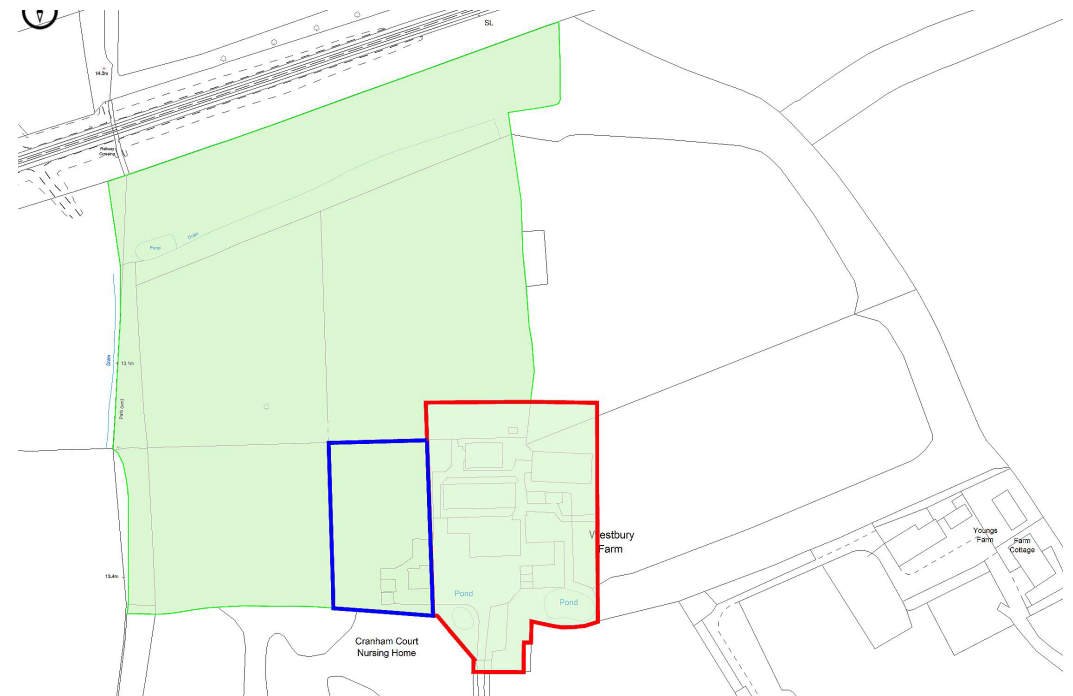
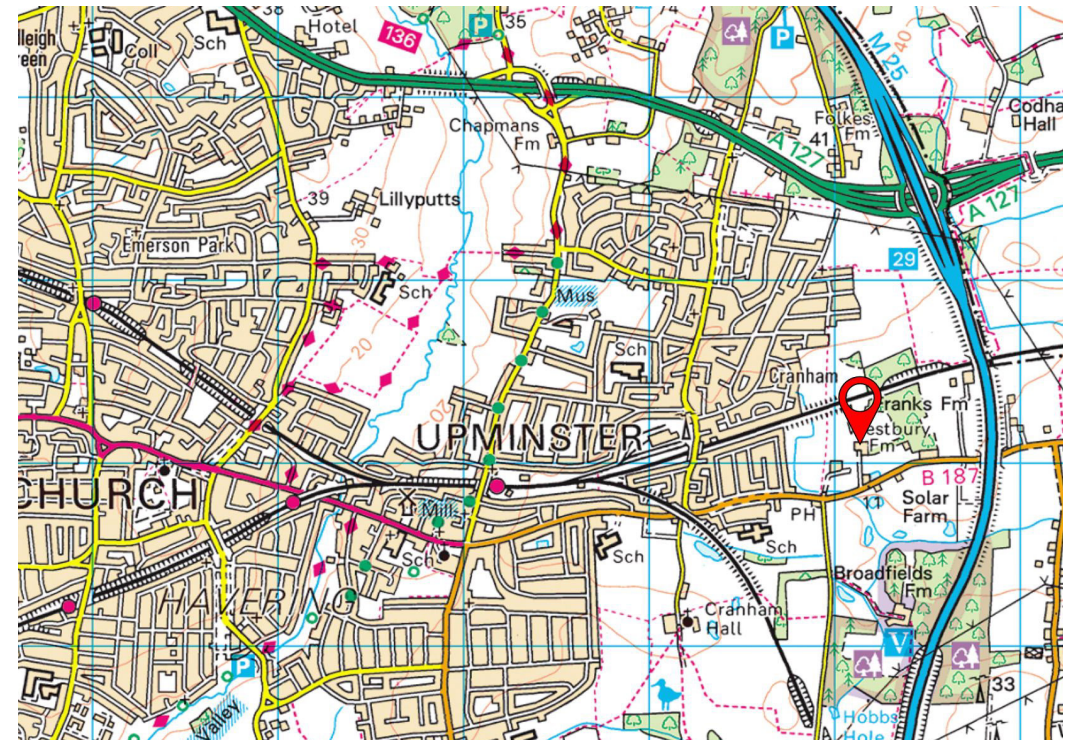
The town of Upminster lies approximately 1.7 miles to the west and provides both overground and underground rail services to London. Upminster benefits from a wide range of well known high street brands and a good selection of restaurants and cafés.

DESCRIPTION

The property comprises a largely flat rectangular site accessed via a shared driveway leading to various former agricultural out buildings which have been used for over 20 years for the manufacture, assembly and storage of kitchen and bedroom cabinets.

The built accommodation totals approximately 23,000 sq.ft (2136 sq.m) on a site area of 2.52 acres (shown outlined in red on the adjacent plan). The buildings are mainly of steel portal frame construction with clad and brick elevations and the site is mainly laid to hard-standing.

The shared driveway also provides access to the detached house and gardens (shown outlined in blue) which can be made available for sale along with additional land totalling 14.15 acres (shown shaded green).





PLANNING

We understand that the site is situated within the Metropolitan Green Belt and has been used for commercial manufacturing, assembly and storage uses for in excess of 20 years and therefore benefits from an established commercial use.

We believe the site and buildings would suit a variety of commercial users however we would advise that any potential purchasers contact the London Borough of Havering planning department for verification of conforming uses.

The property could also be suitable for a sensitively designed residential scheme on the basis of a footprint replacement arrangement of the existing built environment subject to obtaining the necessary planning consents.



TENURE

The property is to be sold Freehold with vacant possession on completion, subject to any rights, reservations or obligations.

VIEWINGS

Viewings are strictly by prior appointment via Glenny LLP only.

Potential purchasers should take note that Glenny LLP takes no responsibility for any injury or accident at the property. Interested parties will visit the property at their own risk.

OFFERS

The property is being offered by way of an informal tender process with offers invited for the freehold interest on either an unconditional or subject to planning basis.

All offers are to be sent to Gavin Donn at g.donn@glenny.co.uk and are to be received by **no later than 12 noon on Wednesday 10th July 2019.**

Offers should clearly state:

- The amount being offered
- Any conditions attached to the offer
- Any due diligence requirements
- Any approvals process that needs to be satisfied
- Indicative layout plans in the event of a subject to planning offer
- A time-scale for exchange of contracts and completion
- Funding arrangements and proof of funds, if available
- Your appointed solicitor's details



INVESTMENT



BUSINESS SPACE AGENCY



STRATEGIC PLANNING



DEVELOPMENT



RESIDENTIAL DEVELOPMENT



RESEARCH



REGENERATION & INFRASTRUCTURE



VALUATION SERVICES



LEASE ADVISORY



ARCHITECTURE



ASSET & PROPERTY MANAGEMENT



BUILDING CONSULTANCY



RESIDENTIAL MANAGING AGENTS

VAT

In the event that a sale of any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

FURTHER INFORMATION

Further information is available upon request from the selling agents Glenny LLP.

CONTACTS

GAVIN DONN

e: g.donn@glenny.co.uk

t: 020 3141 3518

07768 746 062

DANIEL WINK

e: d.wink@glenny.co.uk

t: 020 3141 3562

07717 545 532



Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved. Licence number 100020449.

