



Land at Broadoaks

Rochford

Carter Jonas



Land at Broadoaks  
Stambridge Road  
Great Stambridge  
Rochford  
SS4 2AR

A single block of pasture land and a pair of buildings located on the edge of Great Stambridge. The site presents opportunities for amenity or equestrian use, as well as strategic development potential.

The site offers Grade 1 and 2 pasture land, with the benefit of a commercial storage unit and timber stables with hard standing.

In all extending to approximately 4.97 acres (2.01 hectares).

For sale by private treaty as a whole.

Carter Jonas



Property

4.97 acres of Grade 1 and 2 pasture land situated on the fringe of Great Stambridge. The land is bordered by mature hedging and trees, and is interspersed with patches of overgrowth. To the south of the Property are two buildings which comprise the following;

**Storage Unit:** Steel portal frame unit with a manual roller shutter door.

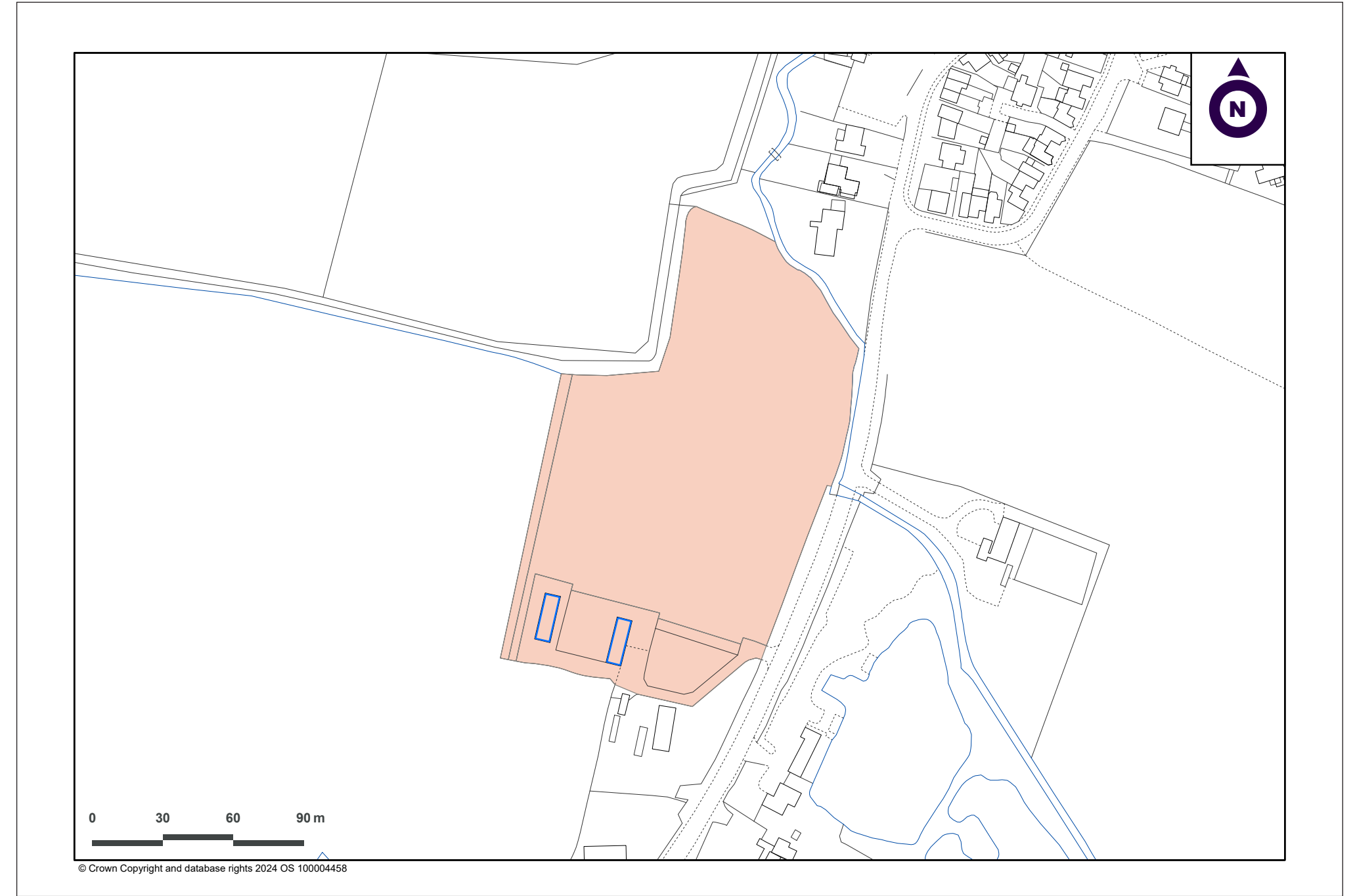
**Stables:** Three well-sized boxes with timber doors and concrete flooring. The stables benefit from an area of hard standing to the front.

The tranquil setting means that the Property lends itself to equestrian use or as a smallholding. Alternatively, due to the proximity to Great Stambridge village, the Property offers strategic development potential subject to achieving the necessary planning permissions.

Location

Great Stambridge is located 2.5km from Rochford which provides a range of services and amenities, with Southend-on-Sea (6.75km) offering popular seaside attractions and a sandy beachfront. Rochford rail station (3km) provides direct rail links to London Liverpool Street in under an hour.









**Method of Sale**

The Property is offered for sale as a whole by private treaty.

**Tenure & Possession**

The freehold of the site is offered for sale.

**Access**

The Property is accessed directly from Stambridge Road.

**Planning**

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

**Overage**

An overage of 30% for a period of 30 years shall be applied to the Property on any uplift in value resulting from residential or commercial development.

**Services**

The Property does not benefit from mains services, although there are local utilities available in Great Stambridge village.

**Wayleaves, Easements & Rights of Way**

The Property is to be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

**Health & Safety**

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the Vendor takes responsibility.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

**Sporting,Timber & Mineral Rights**

To be included in the sale.

**Local Authorities**

Rochford District Council  
Council Offices  
South Street  
Rochford  
SS4 1BW  
01702 546366

**Viewings**

Viewings can be conducted unaccompanied, providing that the prospective purchaser has a set of sales particulars to hand.

Please contact the Agent to register an interest.

**Directions**

From Hullbridge: Travel along Ashingdon Road for 1.5 miles before turning left onto Brays Lane. Continue for 2 miles, then turn right onto Stambridge Road. Continue for 1 km. Access to the Property will be on your right-hand-side, with a dropped curb and gated entranceway.



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## Cambridge

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