



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.



Commercial Unit



Stables

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;

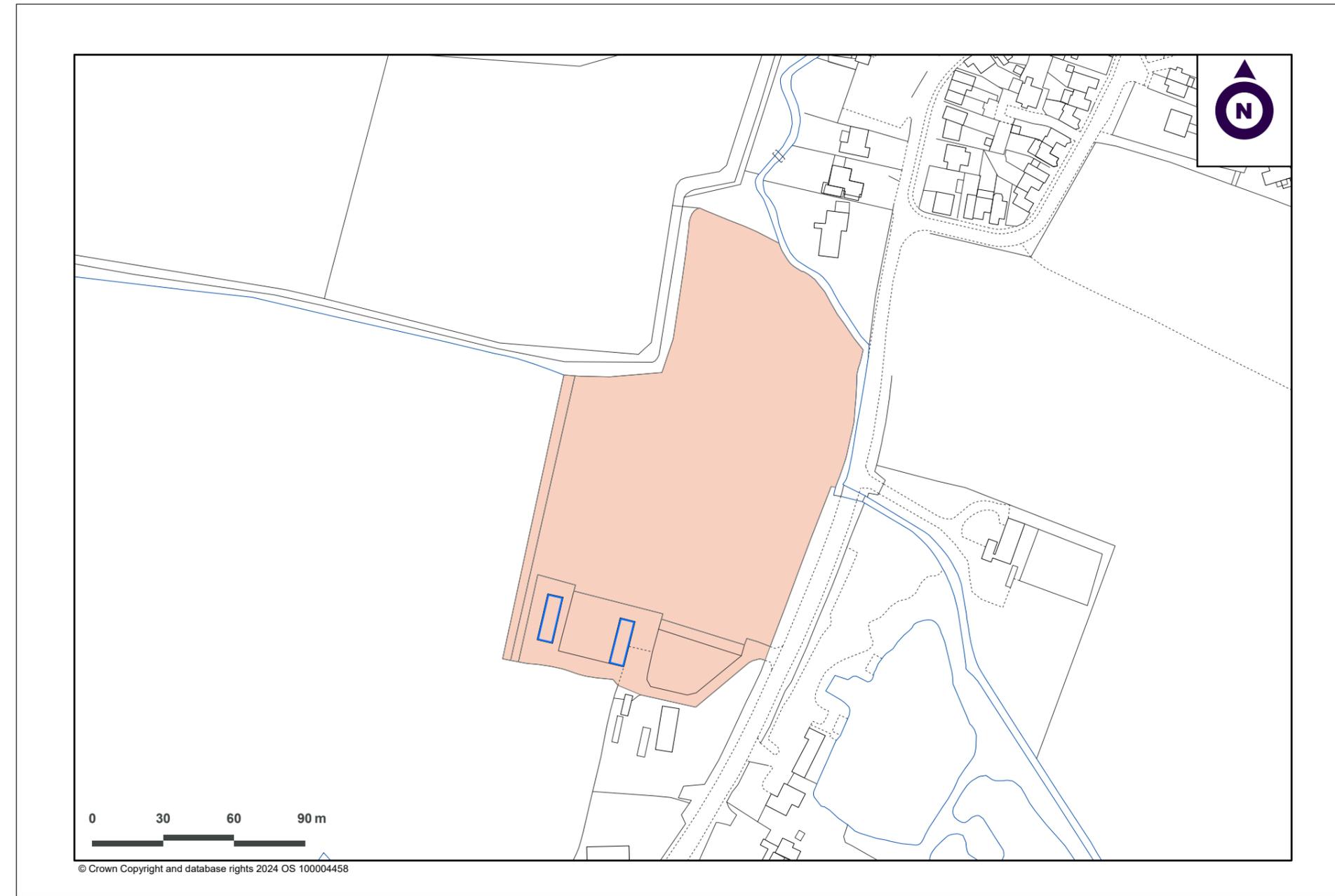
Storage Unit: Steel portal frame unit with a manual roller shutter door.

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.





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