



CENTRAL FARM, AVELEY ROAD, UPMINSTER

PRIME 8 ACRE INDUSTRIAL / AGRICULTURAL SMALLHOLDING



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An exciting opportunity to acquire a multi-let, income producing, mixed industrial and agricultural smallholding located within the M25, south of Upminster.

- Total area 8 acres with 6.5 acres of paddocks
- A range of buildings including a chalet bungalow, stables, barns and light industrial
- A mix of tenants producing close to £35,000 per annum
- Excellent location within the M25 and easy access into Upminster
- Offers sought on an “unconditional basis”
- For sale by private treaty.

LOCATION

The farm is located on Aveley Road, only 2 miles from the centre of Upminster which offers a thriving high street with a range of shops and restaurants. Upminster train Station is only 2 miles away which provides easy access in and out of London with regular services.

Aveley Road provides links between Upminster and Aveley, which allows easy access onto the M25 and the wider road network. To the south, is the A13, only a 10 minute drive away providing direct access into central London.

The farm benefits from a rural location but with the benefit of excellent transport links and comprehensive amenities in close proximity to Upminster.

DESCRIPTION

The farm comprises of a two bedroom chalet bungalow, 2 large agricultural barns, farm shop, stables, a variety of outbuildings and paddocks.



The two bedroom chalet bungalow comprises of entrance hall, living room, conservatory, dining room, downstairs bathroom, 2 bedrooms and a first floor w/c. The property would benefit from general updating but offers scope for extension / redevelopment subject to securing the necessary planning permission. Total accommodation equates to 1,119sqft (104sqm).

The main barn is of timber frame and part brick construction and comprises of 4 stables, storage room and benefits from water and 3 phase power. The barn equates to 21.98m x 11.91m.

The farm shop, known as Bloom & Veg, is of steel frame construction and benefits from air con, strip lighting, concrete floors, running water and power. The shop is open plan and equates to 16.20m x 5.12m.

The smaller of the two barns is of timber frame and part brick construction and benefits from power. The approximate size is 17.45m x 8.96m.

The paddocks surround the buildings and farm shop and benefit from post and rail fencing. It should be noted, the southern paddock has an electricity pylon situated within it with overhead power lines running across the western and southern aspects of the farm.

The farm benefits from a large hardstanding area which is currently used as car parking for the farm shop and other tenants. There are 2 access points off Aveyley Road.

PLANNING

The farm is of agricultural and commercial use and falls within the metropolitan greenbelt outside any adopted settlement, the local authority is Havering. Given the Site's current commercial use, the existing yard constitutes Previously Developed Area (PDL) and its redevelopment could be supported in principle where there is no greater impact on the openness of the Green Belt. This would likely mean that the yard could be redeveloped and intensified to provide new/additional agricultural/commercial floorspace.

There may be scope to increase the existing quantum of commercial floorspace through exercising permitted development rights. Interested parties should satisfy themselves as to the potential for development/redevelopment. A detailed overview is contained within the information pack.

TENANCY INFORMATION

The existing owners have a number of informal tenancies across the agricultural/industrial buildings and paddocks as well as a formal lease with the farm shop tenant. The approximate income produced is £35,000 per annum. A full tenancy schedule is available in the information pack.

BASIC PAYMENT / ENVIRONMENTAL SCHEMES

There are no entitlements transferring with the farm and there are no environmental schemes on the holding.

TENURE

The site is to be sold freehold.

SERVICES

Central Farm benefits from mains electricity, water and sewage. Prospective purchasers are advised to make and reply upon their own enquiries with the relevant service providers.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether or not specifically referred to in these sales particulars.

OVERAGE

The land shaded blue on the sale plan, contained within the information pack, is subject to overage.



MINERAL, SPORTING & TIMBER RIGHTS

Included in the sale as far as they are owned.

METHOD OF SALE/TIMING

We are disposing of the site via a private treaty method of sale; however, we reserve the right to bring marketing to a close via an informal bid process. We are seeking unconditional offers with the aim of exchanging within 4 weeks of offer acceptance and completion by the end of February 2024.

INFORMATION PACK

Access to an information pack is available upon request which includes marketing, legal and occupier information.

INSPECTIONS PACK

Inspections should be arranged by prior appointment with the selling agents.

CONTACTS

Joe Worboys

Partner, Ceres Property

e. joe.worboys@ceresproperty.co.uk

t. 07771 903710

Peter Cole

Partner, Ceres Property

e. peter.cole@ceresproperty.co.uk

t. 07768 207054



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