

**Land: Cranham**

**Guide Price  
£200,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

A wholesale plant nursery extending to approximately 0.75 acres (0.30 ha) with development potential subject to planning and other consents. The property is located in Cranham, Upminster with easy access to the A127 Arterial Road.

## DETAILS

### DESCRIPTION

A wholesale plant nursery of approximately 0.75 acres (0.30 ha) with development potential subject to planning and other consents.

### ACCESS

Access to the site is via a right of way leading from Front Lane.

### TENURE

Freehold.

### TOWN AND COUNTRY PLANNING

The site is situated within the Green Belt. Further details can be obtained from London Borough of Havering.

## SERVICES

Mains water, electricity and private drainage.

## OVERAGE

The site will be sold subject to an overage provision in relation to any non-horticultural use as follows:

- Term: 35 years from date of completion.
- Quantum: 35% of any net increase in value after an allowance for the reasonable costs incurred obtaining the planning permission.
- Trigger Event: The earlier of either the implementation of the planning permission or disposal of the site with the benefit of the planning permission.
- Base Value: The purchase price plus any increase in the RPI.

## DIRECTIONS

Turn left off the A127 Southend Arterial Road on to Front Lane. Proceed for about 0.2 miles and the entrance to the nursery is on the right hand side.

## LEGAL

### NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

---

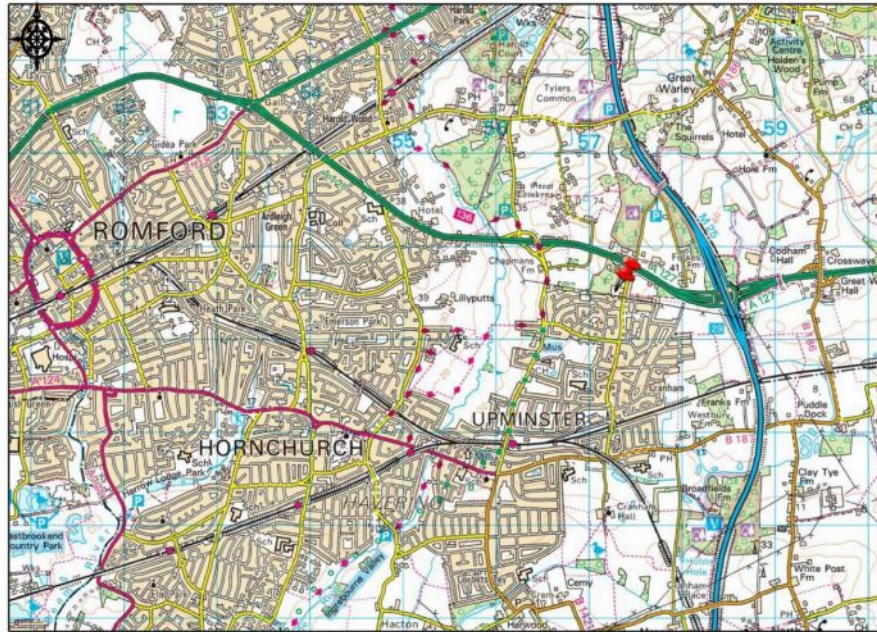
**Whirledge  
&Nott**

Land • Property • Development

Oak Royal Nursery, Front Lane, Cranham, RM14 1LW



Oak Tree Nursery, Front Lane, Cranham, RM14 1LW



Location Plan