

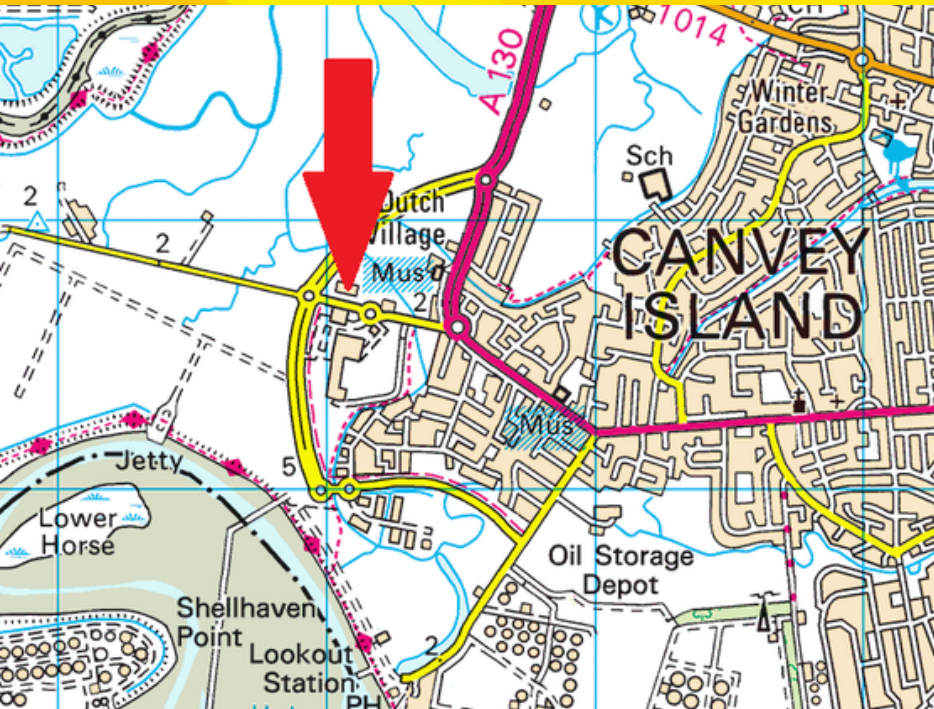
For Sale - Development Opportunity

NORTHWICK POULTRY FARM, NORTHWICK ROAD, CANVEY ISLAND, SS8 OPS



KEY HIGHLIGHTS

- **Development opportunity at Northwick Road, Canvey Island;**
- **Site area approximately 0.65 Hectares (1.6 acres);**
- **Freehold sale via informal tender;**
- **Subject to planning or Unconditional Bids;**
- **Site is well-suited for a variety of uses;**
- **Greenbelt designation but a Brownfield site**
- **Bid Deadline Noon on 27th September 2024**
- **Guide Price - Offers Invited**



SITE DESCRIPTION

The site is situated adjacent to Canvey Island's Retail and Industrial area, which features a mix of commercial retail outlets, fast-food restaurants, a supermarket, open spaces, and various small businesses. Covering approximately 0.65 hectares (1.6 acres), the property is mostly flat and developed. It includes a site office, storage units, dog kennels, and stables, all in varying states of repair. Please note that the containers on the site are not included in the sale and will be removed before the transaction is completed.

There is a lease agreement with Northwick Dog Kennels, which includes a six-month break clause for both the landlord and tenant. Further details about the lease can be found in the data room

LOCATION

The site is located in Canvey Island, the town sits in the castle point district. Well situated site with a variety of commercial sites within close proximity. The site is located 8.65 km (5.3 mi) from Southend-on-Sea. North of the site is located Basildon 8.5 km (5.25 mi) away.

PLANNING

The site is located within the Castlepoint district in Essex and is currently used for commercial as part self storage B8, equestrian and Dog kennels which is classed as Sui Generis. The site is situated next to Canvey Islands' retail park which offers retail, fast food, food superstore and other commercial premises.

The site is within the greenbelt, but is previously developed. No planning applications have been submitted for any change of use.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of ways, whether mentioned in these particulars or not.

TENURE AND POSSESSION

The site is available for sale on a freehold basis with full vacant possession to be provided. The storage containers are not included within the sale.

SERVICES

The Site has water and electricity, however any increase in capacity the buyer needs to make their own enquiries into services.

VAT

Any guide prices quoted or discussed are exclusive of VAT. If a sale or any part of it or any right attached to it becomes chargeable to the purpose of VAT, such tax shall be payable by the purchaser.





METHOD OF SALE

The site is being marketed by informal tender, with offers invited on either an unconditional or subject to planning basis. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken. Deadline for bids at **Noon on the 27th September.**

Please note the vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Informal tenders should be sent to the agent, for the attention of **Thomas Higgins, Savills, Parkview House, Victoria Road South, Chelmsford, CM1 1BT** or by email **thomas.higgins@savills.com.**

VIEWINGS

Viewings must be arranged by prior appointment with Savills as this is a secure site. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

DATA ROOM

All information relating to the site is available in the data room please follow link - <https://savillsglobal.box.com/s/0icgh7bws8pvxo8acqdlc13xuqqww4zu>

CONTACT

For further information please contact:

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