

FOR SALE | Pondside Nursery | Mixed-Use Part Let Opportunity

Land, commercial and yard space providing flexibility of use | 1.34 acres in total | in excess of £450,000

**RARE
COMBINATION
OF LAND &
COMMERCIAL
SPACE**



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A VERSATILE MIXED-USE PART LET OPPORTUNITY

Pondside Nursery presents a versatile opportunity combining open land, commercial space and secure yard facilities, offering a range of potential uses subject to the necessary planning consents.

LOCATION

The property comprises rear part of Pondside Nursery which lies alongside the Braintree road (A131). Access to the site is gained off Chatham Green Lane via a shared access and bus stops.

THE PROPERTY

The holding comprises approximately 1.34 acres across four distinct areas:

Field – approximately 0.8 acres

A substantial parcel of open land offering flexibility for a variety of potential uses, subject to planning.

Commercial Site – approximately 0.39 acres

A compact commercial unit adjoining the field, with a Right of Way along the north-west boundary. Commercial permission is understood to apply to part of the site.

Poly Tunnel Yard – approximately 0.07 acres

A secure, fenced yard incorporating a poly tunnel, providing useful commercial and storage space, with potential to change to a commercial building.

Yard – approximately 0.08 acres

An established, fenced yard providing secure and versatile commercial space, suitable for a range of business, storage or operational uses, subject to planning. Currently generating £8,400 per annum.

KEY HIGHLIGHTS

- Approximately 1.34 acres in total
- Combination of land, commercial and yard space
- Multiple areas providing flexibility of use
- Secure, fenced yard facilities
- Established commercial elements
- Potential for a variety of uses, subject to planning
- Right of Way along the north-west boundary

PLANNING

The commercial yards have an established use allowing for their current uses. The site has been presented positively in recent planning enquiries for commercial use. Further details on request. All interested parties should satisfy themselves in terms of planning.

RESTRICTIVE COVENANT

No car or caravan storage, change of use to allow caravans, no new buildings to be erected.

PRICE

Available freehold **in excess of £450,000**



Further details and viewing arrangements are available upon request

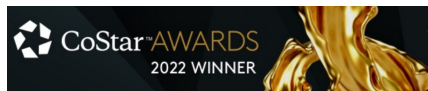
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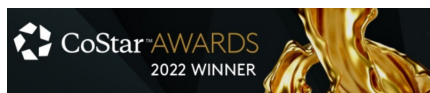
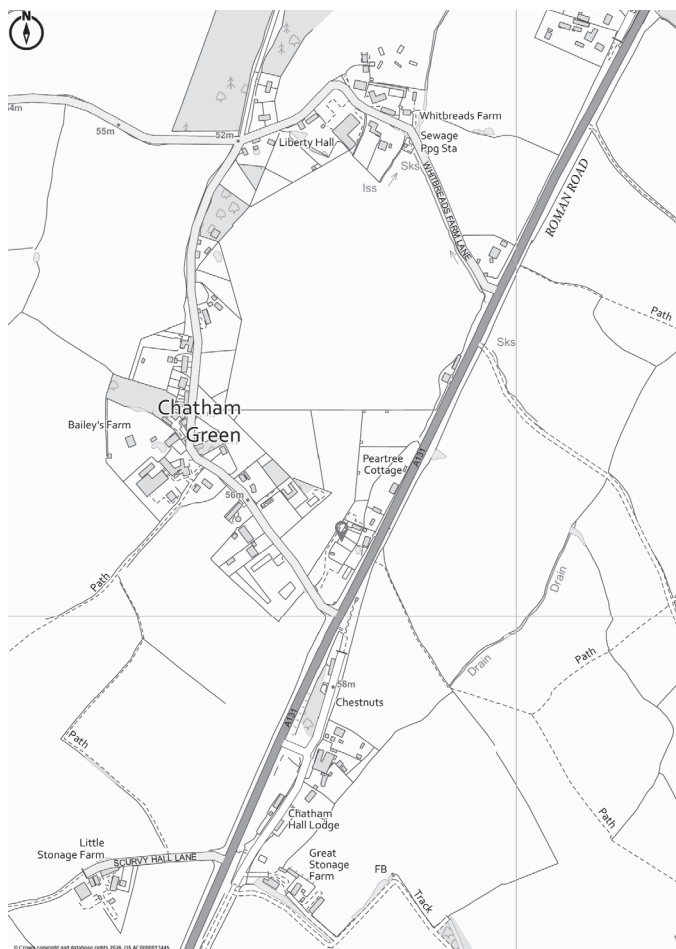
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