

FOR SALE FREEHOLD

Secure Storage Land with Offices/Workshop

Land/Storage Yard, Morbec Farm (A127),
Wickford, Basildon, SS12 9JF

GUIDE PRICE

OIEO £1,400,000 (No VAT)

AVAILABLE AREA [GIA]

7,979 sq. ft (approx. 1.38 acres)
[741 sq. m]

IN BRIEF

- » Rare Freehold Opportunity
- » Available Immediately
- » Excellent Transport Links to A127 / A13 / M25
- » Secure Fenced Site with Electric Gate

LOCATION

The property is situated on the Northern side of the Southend Arterial Road (A127), to the South East of the town of Wickford, and approximately 4 miles to the East of Basildon.

The property has excellent road links via the A127 and A13 which both provide convenient access to the national motorway network via Junction 29 & 30 of the M25 to the west. London Gateway and Tilbury Docks are also less than 15 miles away.

There are direct train services to London Liverpool Street from Rayleigh and Wickford Station which are both less than 4 miles away.

DESCRIPTION

A secure site totalling 1.38 acres fronting directly onto the A127. The site is accessed via a shared access road and an electric gate. The site has predominantly been surfaced with MOT Type 1 aggregate and contains multiple workshops and former chicken sheds which have been used for storage purposes. Please note some of the sheds are in disrepair.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|--------------------------|---------------|--------------|
| » Sheds/Offices/Workshop | 7,979 sq. ft. | [741 sq. m.] |
| » Land Area Approx. | 1.381 Acres | [0.56 Ha] |

SERVICES

We understand the property is connected to mains water and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We understand an EPC is not required.



BUSINESS RATES

We advise interested parties to speak to the Local Authority for further information.

LOCAL AUTHORITY

Basildon District Council

T: 01268 533333

PLANNING

We understand the site has been used by our client for general industrial use for their own business operations for over 40 years. We advise all interested parties to contact the Local Authority for further information.

TITLE

The property is held freehold under Title EX933828.

TERMS

The property is offered for sale freehold with vacant possession. Our client is seeking unconditional cash offers.

GUIDE PRICE

Offers in excess of £1,400,000. (One Million Four Hundred Thousand Pounds).

VAT

We understand VAT will not be applicable to the purchase price.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.



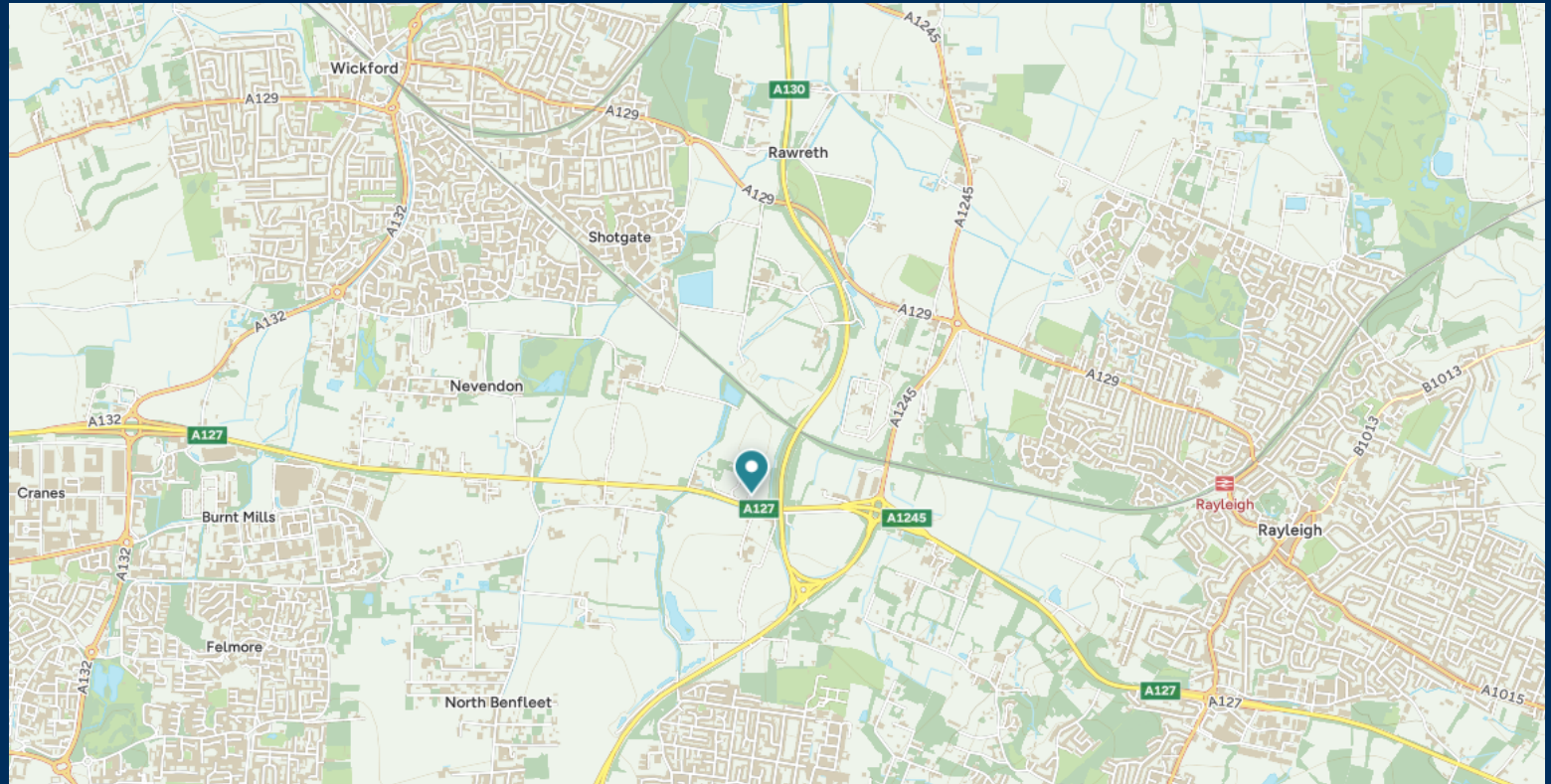
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Particulars created January 2026

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