

## LAND LYING TO THE NORTH WEST OF NESS ROAD, ERITH.



Land that has been divided with 10 lots available for sale.

Commercial development potential (STP)

Lots 2 - 6 Approx 1.50 acres each  
Lots 7 - 8 Approx 2.1 acres each

Lots 9 - 12 Approx 1.2 acres

Land is bordered on the south east by Burnett Road, an unclassified highway.

Contact us for further details and information

Land lying to the north west of Ness Road.

**Erith**

**DA8 2LD**

**Tenure: FREEHOLD**

**Guide Price From: £175,000.**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The land is bordered on the south east by Burnett Road, which is an unclassified public highway. There is a lay-by at the junction of Ness Road, Wallhouse Road and Burnett Road, and the land can be viewed from the roadside / footpath. There is a gated access from Burnett Road.

Various drainage watercourses that run across the land as flood defences.

Easement for a water supply pipe and pressure drains running along the south and south east boundary.

**DESCRIPTION:**

The site was formally a breakers yard in the 1970's, which was demolished (there is still a section of hardstanding from the historic yard)

**Lots 2 - 6: Approx 1.50 acres each. £175,000 per lot**

**Lots 7 -8: Approx 2.1 acres each. £240,000 per lot**

**Lots 9-12: Approx 1.2 acres each. £175,000 per lot**

**PLANNING:**

Commercial development potential (STP)

No pre-planning advice has been taken and buyers are asked to make their own enquiries before any unconditional purchase.

**These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. All dimensions / measurements are approximate.**

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061