



Lodge Farm, Park Farm Road,
Upminster RM14 2XU

FOR SALE

FREEHOLD FOR SALE

88.2 Acres (STS)

Lodge Farm, Park Farm Road, Upminster RM14 2XU

DESCRIPTION

Lodge Farm consists of 88.2 acres (35.69ha) of Grade 1 agricultural land (Provisional Land Classification), well located within the M25, to the south of Upminster.

There are two detached houses, Lodge Farm, and 4 Rainham Lodge Farm, with separate accesses off Park Farm Road and Berwind Road. There are a range of 5 barns (approx. GEA of 756sq m smaller outbuildings, and polytunnels - STS) split between the two houses.

- ✓ **88.2 acres (35.69ha)**
- ✓ **1.9 miles from Upminster Rail / Underground Station**
- ✓ **Two Detached Houses**
- ✓ **5 Barns totalling 756sq m GEA - STS**
- ✓ **Grade 1 Agricultural Land**
- ✓ **Potential for Redevelopment of Barns (STP / Permitted)**
- ✓ **No Listed Buildings**
- ✓ **Green Belt Inside M25**



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

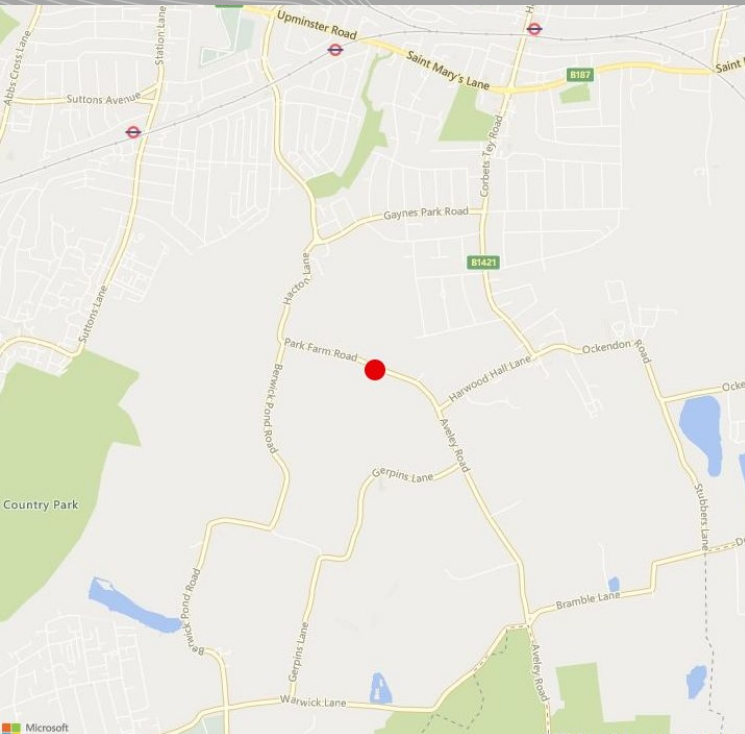
The freehold is to be sold with vacant possession, subject to a cropping license on part ending on 14 November 2021.

There is excellent potential for long term investment, occupation, and potential development. Best offers will be sought, and account taken for potential overage in respect of the undeveloped agricultural land.





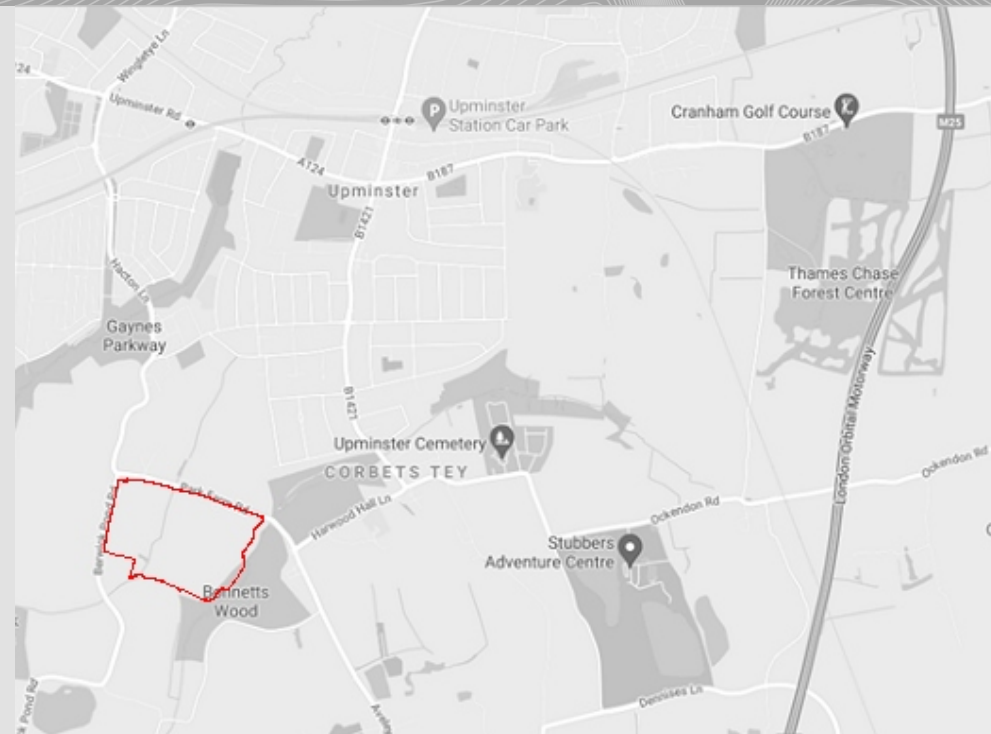
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LOCATION

Lodge Farm has a rural outlook, while also being well located near surrounding services and facilities including at Upminster, Rainham (3.7 miles), and Lakeside Shopping Centre (7.4 miles).

The property is conveniently located only 1.9 mile from Upminster Station (London Tilbury and Southend Line - approx. 25 mins to Fenchurch St) and Upminster Underground (District line).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

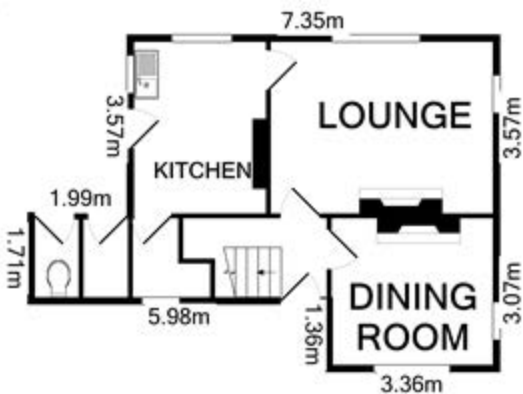
**Lambert
Smith
Hampton**

James Wood
01245 215534
jwood@lsh.co.uk

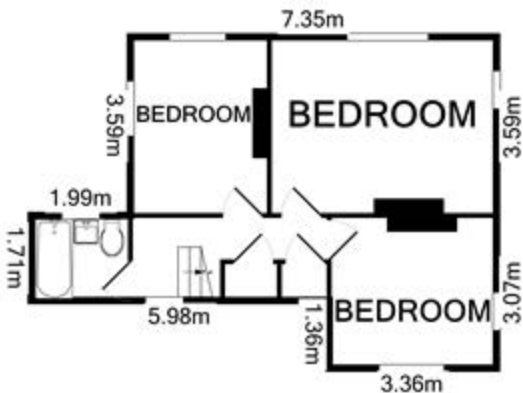
Ed Morgan
01245 215 559
emorgan@lsh.co.uk

lsh.co.uk

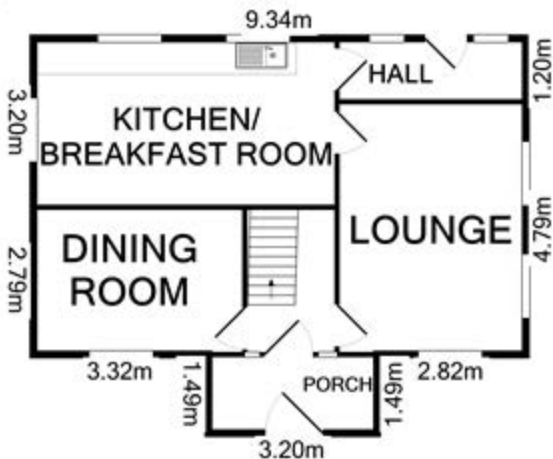
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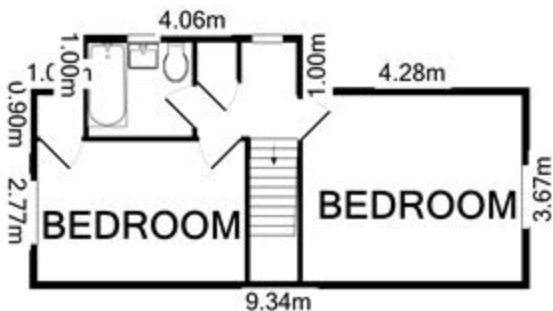
GROUND FLOOR



1ST FLOOR
LODGE FARM
EPC RATING G

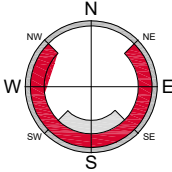
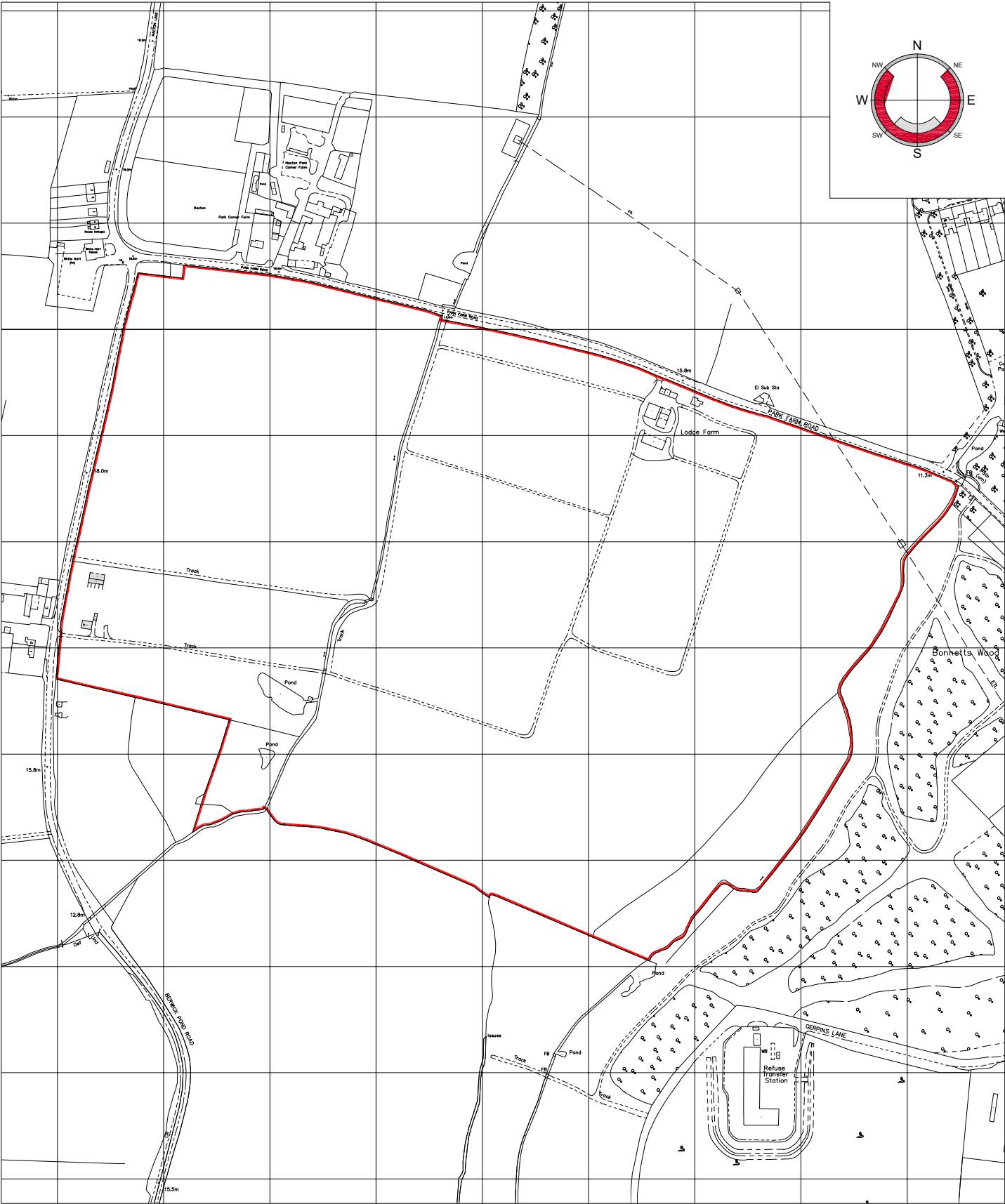


GROUND FLOOR



1ST FLOOR

4 RAINHAM LODGE FARM
EPC RATING G



Site Reference: S104691	Scale: 1:5000	Drawn By: CK	Date Drawn: 06/07/2020	Paper Size: A4	Revision: --	Project Reference / Drawing Number: L1715	Title: SITE PLAN
Property Name: Rainham Lodge Farm						Project Description: --	
Property Address: Upminster RM14 2XS						Based upon the Ordnance Survey map with the Permission of The Controller of Her Majesty's Stationery Office. Crown © Copyright reserved. Licence No. 100019602.	