

# DEVELOPMENT SITE FOR SALE



**Rickstones Neighbourhood Centre  
Witham  
Essex  
CM8 2LG**

## Location & Situation:

This development site is located in Witham, a mid Essex Town with a population of c 30,000 falling under the control of Braintree District Council.

Witham lies approximately 8 miles north of Chelmsford and approximately 13 miles south of Colchester and is linked by the A12 which joins the M25 to the south and Colchester, Ipswich and Norwich to the north.

Witham has a main line railway station joining London Liverpool Street Station, Ipswich and Braintree with direct rail time to London c 47 minutes.

The Rickstones Neighbourhood Centre site is situated at the junction of Dorothy Sayers Drive and Laburnum Way which lies approximately 0.5 miles north of the town centre. Witham railway station lies approximately 0.25 miles to the south.

## Description:

The site currently comprises of two blocks of two storey buildings with retail units to ground floor with residential flats above overlooking a central square with car parking and views over the adjacent playing fields.

## Planning Consent:

Planning Consent has been granted by Braintree District Council Planning No: 19/00014/FUL to demolish the existing buildings and provide 1-5 shop units with 21 Flats above subject to planning conditions and S106 Agreement.

Please contact Sorrell for additional information including Design & Access Statement, Proposed Package, Title Plan, S106 agreement and Planning Decision Notice.

## Price:

Our client is seeking offers for the freehold of the site.

## Please contact:

Peter Alabaster on 01702 608819 or 07900 083439

Or

Joe Bennett on 01702 608813 or 07989 515006

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# H. M. LAND REGISTRY

NATIONAL GRID PLAN TL 8216 SECTION B  
ESSEX

Scale 1:1250  
Enlarged from 1:2500  
BRAintree DISTRICT



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## TITLE No. EX228052

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 12 March 2024 at 11:08:59. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.

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