

FOR SALE

Commercial Development Opportunity

0.41 acres (0.165 ha)

Land & Barns, Joslin Avenue, The Mulberries, Witham, Essex, CM8 1YU



- Commercial development opportunity
- Dilapidated existing barns
- Outline planning for Class E and Sui Generis uses (as of 01.09.2020)

- Within large new build residential led development
- Close to A12 (Junction 21)
- Opposite Gershwin Park

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01245 358988

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LOCATION

The Mulberries is a large, new residential led development by Redrow Homes, situated to the south west of Witham town centre and close to the A12, Junction 21. The subject site comprises a regular shaped parcel of land with dilapidated barn buildings, located in the centre of the development via the estate roads and the B1385, vehicular access is provided to the A12 and Witham town centre.

DESCRIPTION

The subject site comprises a mostly level, regular shaped parcel of land. There are several dilapidated barns onsite. We are advised that the site access from the estate roads is permitted. There are no mains services to the subject site, but we understand all are available.

PLANNING

From information provided we are advised that Outline Planning Permission, Ref: 15/00430/OUT, was granted by Braintree District Council on 27/05/2016 for 'retention of existing barn buildings for mixed purposes (A1/A2/A3/B1/D1/D2 uses'. As of 01/09/2020 please note that uses within Class E and Sui Generis have replaced the referenced uses). We are advised that should interested parties considering retaining all/part of the barns to redevelop them under the outline consent then detailed principles and guidance on the built form and layout options for the barns have been approved by Braintree District Council under the outline permission Site Wide Design Guide (17/02221/DAC). For further details interested parties are advised to contact Braintree District Council on 01371 552525.

ACCOMMODATION

Site area 0.41 acres (0.165 ha)/17,850 sq. ft. (1,660 m²). Please note that the site area has been taken from Promap and measured upon a gross basis.

TENURE

The property is offered for sale upon freehold terms. The vendor will not consider a sale for future residential purposes.

GUIDE PRICE

£500,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Braintree District Council for verification of the rates payable.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042

Email: tim.collins@kemsley.com

Chris Cornhill

Tel: 01245 342051

Email: chris.cornhill@kemsley.com

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