

FOR SALE

**Commercial Development Site
with B2/B8 Planning Permission**

1.31 Acres (0.53 Hectares)

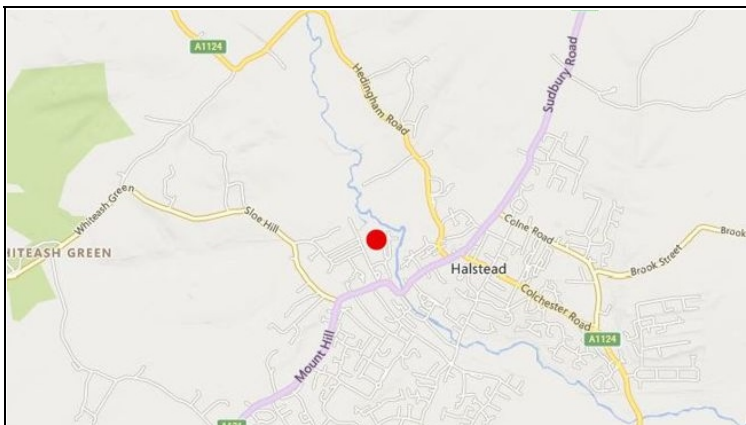
LAND WEST OF ROSEMARY LANE

Broton Industrial Estate, Halstead, Essex, CO9 1HR



- Previously undeveloped site
- Established industrial area, close to High Street
- Rare opportunity
- Planning permission for seven B2/B8 commercial units totalling 19,742 sq. ft (1,834 m)
- Adjacent to Halstead Town FC

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com



LOCATION

The site is located off Rosemary Lane, within the established Broton Industrial Estate, which is situated in Halstead town centre; to the north of the High Street (A131). Halstead is located approximately six miles to the north of Braintree via the A131, seven miles to the south of Sudbury via the A131 and approximately nine miles from the A12, J26 at Eight Ash Green.

DESCRIPTION

The subject site comprises a mostly level, irregular shaped parcel of land with access from Rosemary lane. The sites northern boundary is to Halstead Town Football Club (HTFC), the eastern boundary to HTFC's access road and existing industrial units, southern boundary to Rosemary Lane/Breton Drive and existing industrial units. The western boundary is to the former Colne Valley & Halstead railway line, now taken in foliage and tree line. There is a Gas Valve Compound within the site to the southern boundary which has access via the site. * Note, site photos taken July 2022.

PLANNING

Braintree District Council granted planning permission (ref: 21/01479/FUL) for "the erection of 2no buildings comprising 7no commercial units (B2) on 15th October 2021, subject to S106 agreement. A subsequent variation (221/00191/VAR) allows for both B2 and B8 uses. Further details upon application/via Braintree District Council.

SITE AREA

Total 1.31 Acres (0.53 Hectares)

TENURE

The site is offered for sale upon freehold terms with the benefit of planning permission.

GUIDE PRICE

£1,150,000 exclusive.

VAT

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

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins

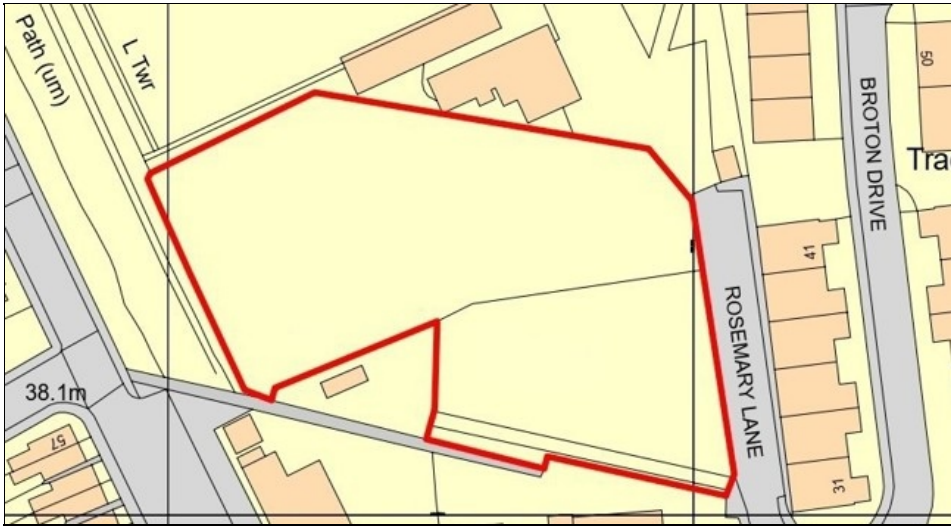
Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Ref: AC2700/04.23/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



05 Licence # 10022432



KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.