

FOR SALE

Former Police Premises

Potential Development/Alternative Use*

4,601 sq. ft. (427 m²) Site area 0.54 acres (0.22 ha)

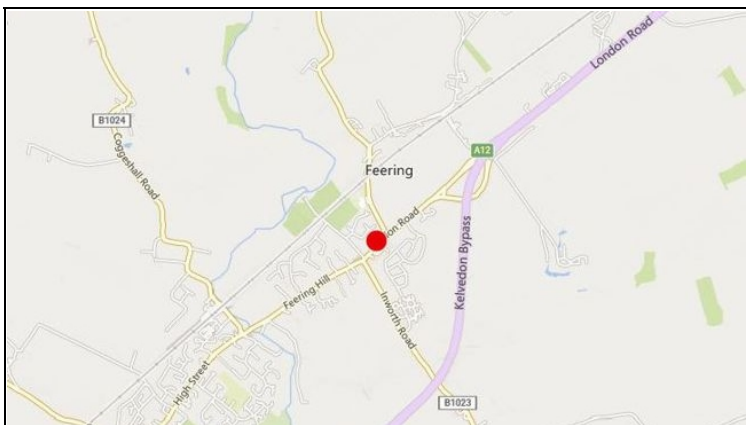
FORMER FEERING POLICE STATION

1-3 London Road, Feering, Colchester, Essex, CO5 9EA



- Former police offices and workshops with outbuildings
- In and out driveway
- Easy access to A12 J23 & 24
- Excellent parking to front and rear
- Close to Kelvedon mainline railway station
- Development/alternative use potential (subject to planning)

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
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LOCATION

The property is located on the southern side of London Road in the centre of Feering, a built-up area adjacent to the village of Kelvedon, which has a mainline railway station offering regular services (Greater Anglia) between Colchester and London Liverpool Street. Local shopping and services are available in Kelvedon, with a wider range of retail, leisure and other services in Witham (approx. five miles), Colchester (approx. nine miles) and Chelmsford (approx. 15 miles).

DESCRIPTION

The main building was originally three houses which have been reconfigured internally to provide offices, stores and bathrooms arranged over two storeys with two stairwells linking ground and first floors. Externally there is a workshop and outbuildings to include emergency generator store.

The property benefits from two vehicular entrances off London Road creating an 'in and out' drive and parking. Two gates provide vehicular access to the rear of the property which has a hard surface providing extensive car parking as well as an area laid to lawn and access to the stores and workshop (three vehicle bays).

ACCOMMODATION

Site area 0.543 acres (0.22 hectares).

Main building	3,292 sq. ft. (306 m ²)
Workshop	663 sq. ft. (62 m ²)
Stores	483 sq. ft. (45 m ²)
Generator Store	163 sq. ft. (15 m ²)
Total	4,601 sq. ft. (427 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

PRICE

£1,000,000 Offers in Excess of

TENURE

The property is offered for sale freehold with vacant possession.

BUSINESS RATES

The current Rateable Value is £25,500 listed as police station and premises. Interested parties are advised to make their own enquiries of Braintree Council for verification of rates payable.

USE/PLANNING

We are advised that use as a police station ceased approximately 22 years ago and has been used as offices and workshop since.

EPC

The property has an EPC Rating of C - 72.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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