

Our Ref: TC/SF/AC2563

Your Ref:



6 March 2024

113 NEW LONDON ROAD
CHELMSFORD • ESSEX • CM2 0QT

T: 01245 358988

To Whom It May Concern

property@kemsley.com
www.kemsley.com

35-39 London Road, Old Harlow, Essex, CM17 0DA

We thank you for your recent interest in the above property. Our Clients have instructed us to write to all interested parties requesting they submit their formal offer, subject to contract, by:

12pm Midday on Wednesday 27th MARCH 2024

In order for the vendors to consider the offers, your proposal should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids)
- 3 The name and address of your solicitors
- 4 Confirmation of the basis of your offer i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the vendors reserve the right not to accept the highest or indeed any bid. You should be aware that the Social, Economic and Environmental benefits/impacts to the local area of each offer may be considered when assessing value.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Tim Collins or Mike Lawrence by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to tim.collins@kemsley.com or mike.lawrence@kemsley.com and clearly marked "35-39 London Road, Old Harlow Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely

TIM COLLINS
DIRECTOR
KEMSLEY LLP

Direct line: 01245 342042

Mobile: 07720 806194

E-mail: tim.collins@kemsley.com



Basildon, Chelmsford, London, Rainham, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192
The registered office address is 113 New London Road, Chelmsford, Essex CM2 0QT

**TENDER PROFORMA – 35-39 London Road, Old Harlow,
Essex, CM17 0DA**



BID DEADLINE	12 noon Wednesday 27th March 2024	KEMSLEY REF:	AC2563
PROPERTY:	35-39 London Road Old Harlow Essex CM17 0DA		
PURCHASER:	Name		
	Registered Address		Correspondence Address
	F.A.O		
	Tel		
	Mobile		
	Email		
TENURE:	Freehold		
YOUR OFFER PRICE:	£		
DEPOSIT:	£ / % purchase price Refundable / non-refundable / other		
EXCHANGE:	days/weeks/months Conditions:-		
COMPLETION:	days/weeks/months Conditions:-		
FUNDING:	Cash / bank funding / pension fund (delete as appropriate)		
	Details of bank / lenders		

**TENDER PROFORMA – 35-39 London Road, Old Harlow,
Essex, CM17 0DA**



	Proof of funding attached Y/N
PURCHASER AGENT:	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal:

FOR SALE

**Office & Workshop / Potential
Development Opportunity (STP)**

11,635 sq. ft. (1,081 m²)

35-39 London Road, Old Harlow, Essex, CM17 0DA



- Former Police Offices & Vehicle Workshop
- Potential Development Opportunity (STP)
- 0.58 acre site

- Frontage to London Road
- Close to Old Harlow Centre
- Near to ongoing Mulberry Green Development

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PROPERTY CONSULTANTS

01245 358988
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LOCATION

The property is located on London Road, opposite the junction with East Park, to the south of Old Harlow town centre. Gilden Way (B183) is to the south, and provides vehicular access to Harlow town centre, approximately 2.8 miles to the west. Harlow Mill railway station is approximately 0.7 miles to the north and provides a regular service to London Liverpool Street Station (40 mins).

DESCRIPTION

Two storey office, single storey vehicle workshop, outbuildings/garages and parking.

PLANNING INFORMATION

A planning application (Harlow Ref HW/FUL/22/00297) for 'Demolition of existing buildings and erection of 31 Retirement Living apartments for older people (comprising 20x 1bed, 11x 2bed) including communal facilities, access, car parking and landscaping' was refused and later dismissed at Appeal (APP/N1540/W/23/3323856). Interested parties should consult their planning advisors and speak with Harlow Council as regards their proposed use of the property and/or development on site.

ACCOMMODATION

Ground floor offices	3,178 sq. ft. (295 m ²)
First floor offices	3,167 sq. ft. (294 m ²)
Workshop	3,178 sq. ft. (295 m ²)
Garages & outbuildings	2,163 sq. ft. (201 m ²)
Total	11,635 sq. ft. (1,081 m²)

TENURE

The property is offered for sale freehold with vacant possession. Further details upon application.

GUIDE PRICE

£1,200,000.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We are advised that the property has not been elected for VAT.

BUSINESS RATES

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

EPC

Energy Performance Asset Rating D.

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

Mike Lawrence
Tel: 01245 358988 / 07976 562922
Email: mike.lawrence@kemsley.com

Chris Cornhill
Tel: 01245 342051 / 07342 038292
Email: chris.cornhill@kemsley.com

Ref: AC2563



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.



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