



Land at Oval Park, Hatfield Road, Langford, Maldon CM9 6WG

For Sale

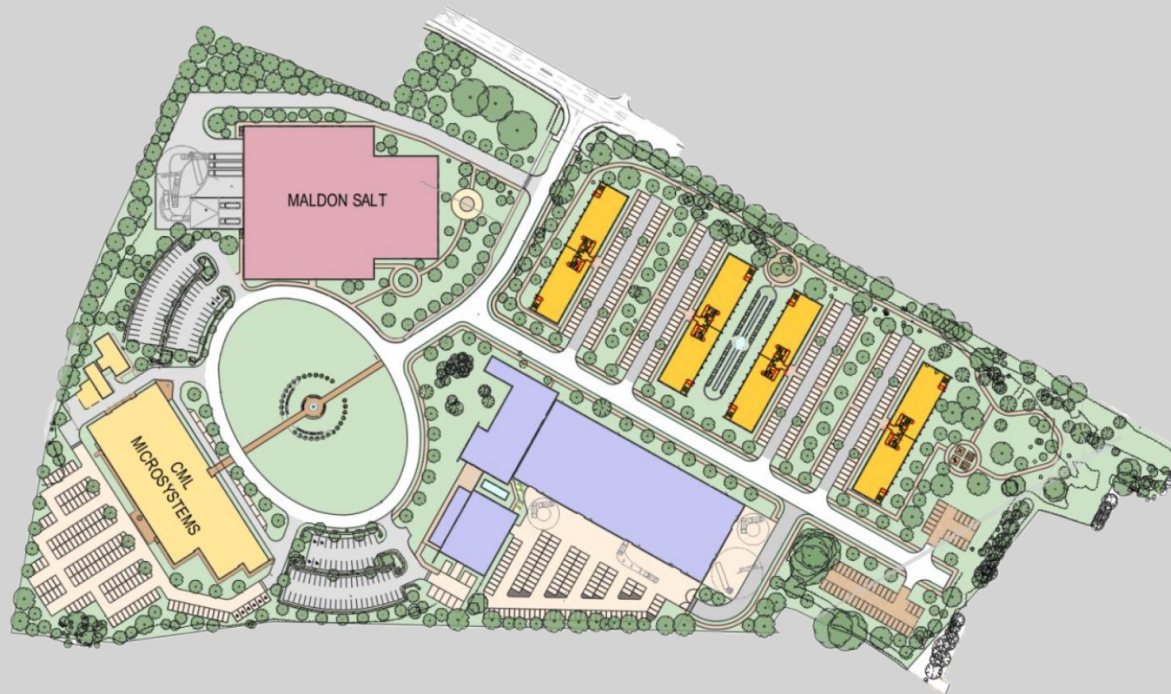
Commercial Development Site with Outline and Full Planning Permission

Attractive Prestigious Business Park Opportunity

15.56 Acres

FennWright

Indicative Proposed Layout Plan



Location

Oval Park is situated just outside the village of Langford on the B1019 Maldon Road which connects Hatfield Peverel and Maldon. Hatfield Peverel is situated just under 3 miles away and provides north and south bound access to the A12 dual carriageway which provides direct access to junction 28 of the M25 approximately 24.5 miles away. Northbound the A12 junctions the A14 at the Ipswich interchange which provides access to the Port of Felixstowe to the east.

Maldon is situated approximately 2.5 miles away to the southeast and benefits from four supermarkets (Tesco Extra, Morrisons, Lidl and Aldi) and a variety of town centre facilities and out of town retail.

Hatfield Peverel train station provides a direct service to London Liverpool Street with journey times from approximately 40 minutes.

Beaulieu Park which is set to create 3,600 new homes to the north of Chelmsford and has a new train station under construction (due to open by the end of 2025) and is just off junction 19 of the A12 and approximately 6.7 miles from Oval Park.

Opportunity

Maldon Salt and CML Microsystems Plc have committed to the future of the site. Maldon Salt are set to commence works on their 5.5 acre site to provide a new headquarters to include office facilities, warehouse and packing area. CML Microsystems Plc who have been the sole occupiers of the site for a number of years are due to develop a new car park to the rear of their existing building.

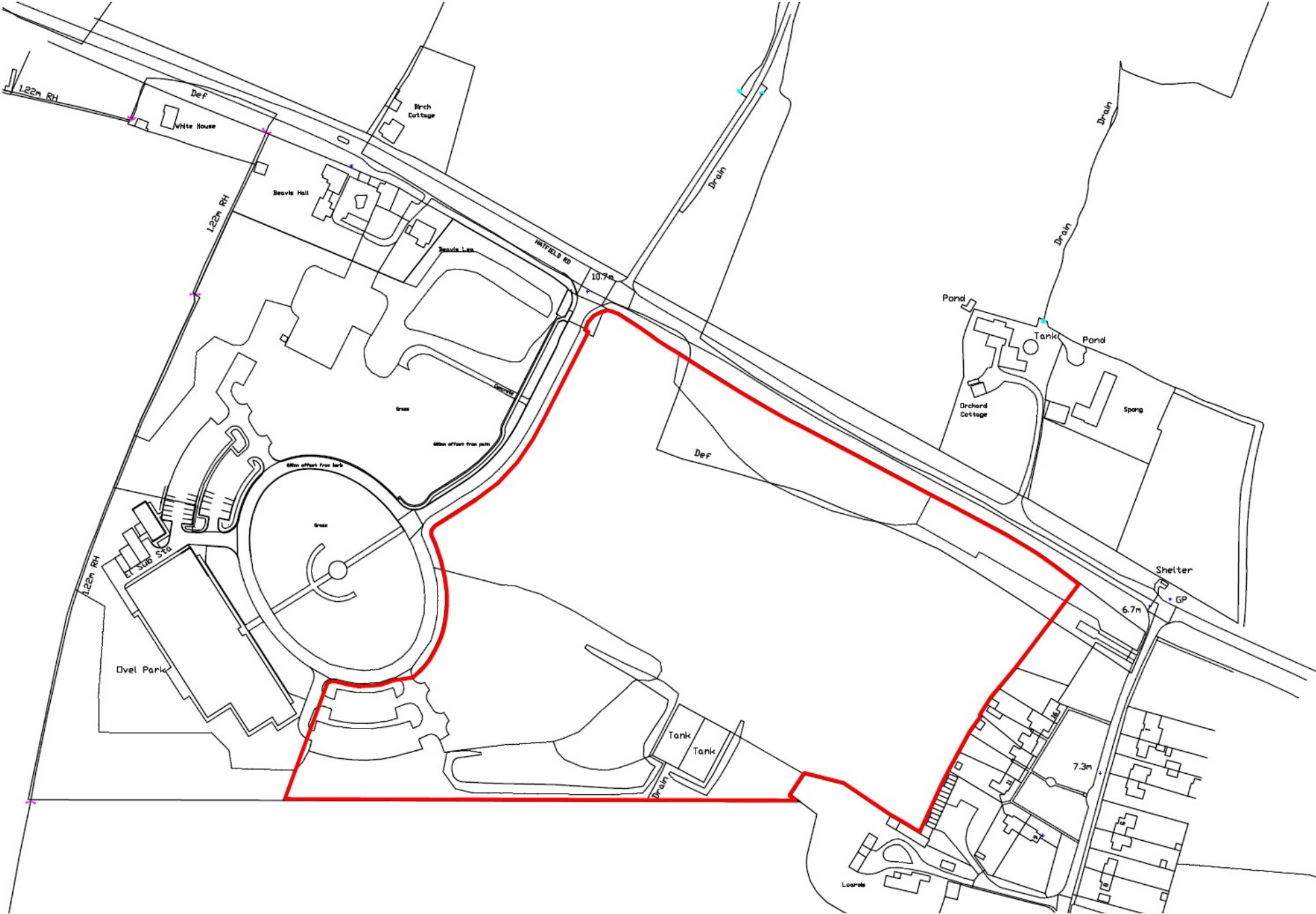
The available site provides 15.56 acres and is available for sale as a whole or in part and offers a purchaser the opportunity to design and build new business premises, or for an investor/developer to develop a commercial scheme (STPP).

The scheme sets out to create accommodation appropriate for businesses with affluent high-value clients to provide an impressive experience.

Title

The site is freehold under the registered title number: EX798518. Upon sale the title will be split to reflect the Site Plan and to exclude the retained parts. There will be an easement over the land for foul drainage and the purchaser is to be responsible for the scheme's surface water drainage.

Site Plan - Not to Scale and For Indicative Purposes Only



Local Authority

Maldon District Council

Council Offices, Princes Road, Maldon CM9 5DL

T. 01621 854477

Planning

The site falls within the administrative area of Maldon District Council. The Maldon District Local Development Plan was adopted in 2017 and is currently under review to produce a new Local Development Scheme.

Within the Local Development Plan, the site is designated as an Existing Employment Use area suitable for B1 or B2 uses.

The southeastern part of the site was granted planning consent in March 2023 (planning reference number: FULM/MAL/22/00858) for sui generis use and to provide three buildings for production and assembly, workshop and office buildings spanning a total footprint of 60,000 sq. ft. with a total of 224 car parking spaces.

The northeastern part of the site was granted outline planning consent in March 2023 (planning reference number: OUTM/MAL/22/00841) for a business/research park for uses within class E(g) to provide four buildings of 20,000 sq. ft. with associated car parking.

We understand that the site falls within the Chelmer and Blackwater Navigation Conservation Area and that there are trees on the site subject to TPOs which we understand to be located to the eastern end of the site.

Applicants are to rely on their own investigations as to the suitability of the site for their proposed use/development and advised to make enquires of the Local Planning Authority.

Services

All mains services are believed to be available in the local area. All interested parties are to rely upon their own enquiries.



Service Charge

There will be a service charge towards the upkeep of the communal areas and access roads.

Guide Price

Upon application.

Terms

The freehold of the site as outlined in red on the Site Plan is available for sale as a whole or in part by way of private treaty on terms to be agreed. Unconditional and conditional offers are invited.

VAT

We understand that the site is elected to VAT.

Legal Costs

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

Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

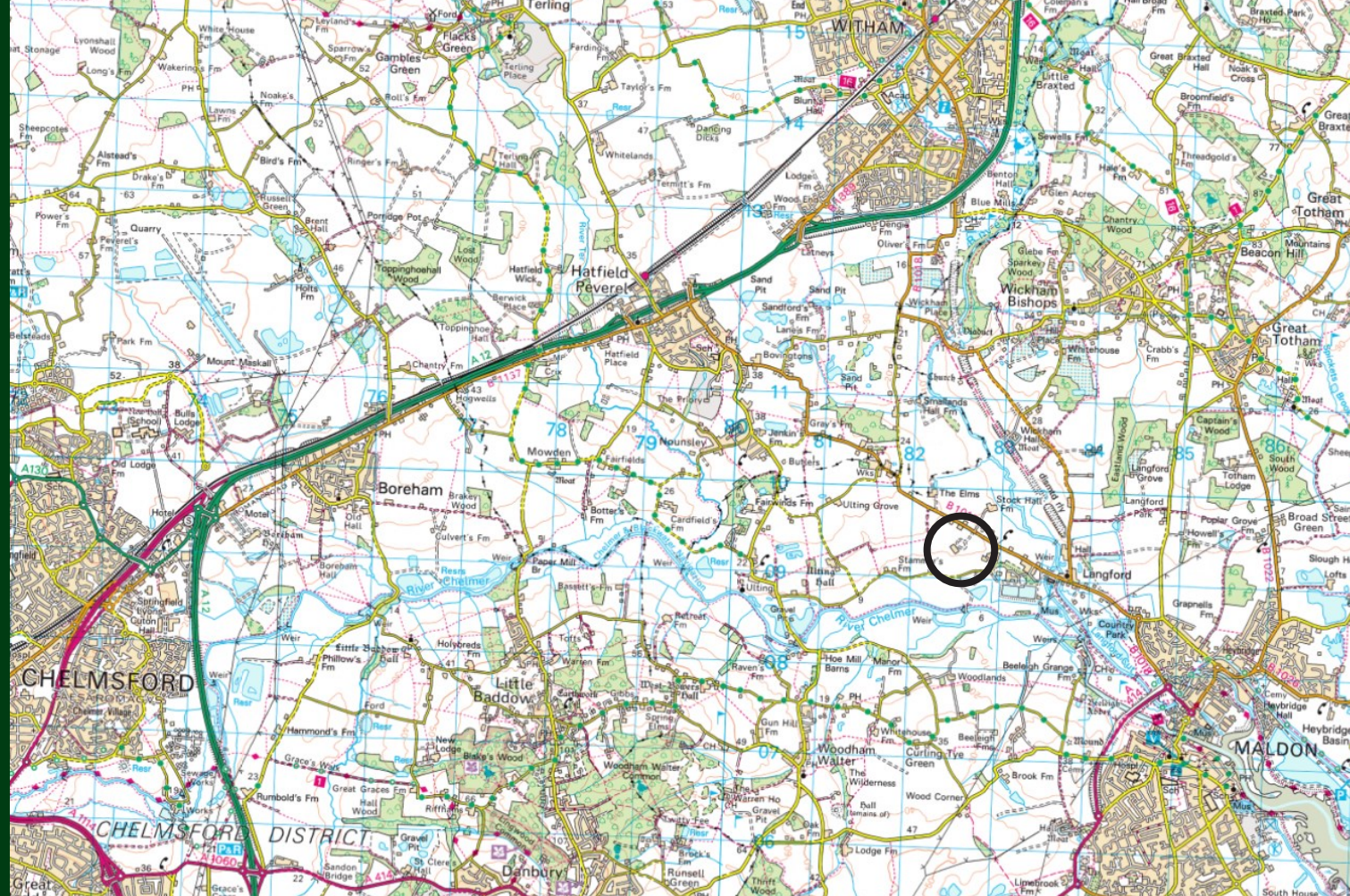
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