



## Colne House Farm, Station Road, Earls Colne, Essex CO6 2LT

For Sale Freehold

Multi-Let Industrial Estate with Asset Management and Development Potential  
Currently Generating Approximately £70,000 Per Annum Net  
11,790 sq. ft. (1,095 sq. m.) on a Site of 0.98 Acres.

**FennWright** 

## Location

Earls Colne is located approximately 9 miles northwest of Colchester and approximately 3 miles southeast of Halstead, which runs adjacent to the A131, a trunk road linking Braintree to Sudbury. The A12 at Colchester provides access to Harwich and Felixstowe to the north and London and the M25 to the south.

There is a train service to London Liverpool Street from Chappel & Wakes Colne which is approximately 3 miles east of Earls Colne with a journey time of approximately 80 minutes, changing at Marks Tey.

Colne House Farm is located on Station Road approximately 0.5 miles north west of Earls Colne High Street where Coop, Boots pharmacy, the library and other commercial occupiers are situated. Immediately adjacent to Colne House Farm to the south is Colne House, a residential property and Colne House Care Home. Adjacent to the north as well as opposite, on the western side of Station Road, are further residential properties. To the east the property backs onto Colne Valley Golf Club.

## Description

The property comprises a number of former agricultural buildings and stables centred around a part concrete part hardstanding yard together with later portal frame buildings. We have measured the site area using ordnance survey mapping software and estimate the total area to be approximately 0.98 acres. The units have been converted into storage, light industrial and office use and the yard provides access and parking. Entrance to the estate is via a gated access road from Station Road. The units have use of a shared male and female toilet block located close to the entrance to the estate.

## Accommodation

A schedule of accommodation is available upon request.

## Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



## Energy Rating

Please refer to the Accommodation Schedule.

## Local Authority

Braintree District Council

T. 01376 552525

## Terms

The Freehold interest is available to purchase subject to the existing agreements which currently generate a net income in the region of £70,000 per annum. The existing agreements are very informal and are reviewed annually. A copy of the Leases and Tenancy Schedule are available upon request.

## Guide Price

Offers are being invited in excess of £1,000,000.

## VAT

We understand VAT will not be applicable to the purchase price.

## Anti-Money Laundering

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

## Legal Costs

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



## Viewing

Strictly by appointment with the sole agents:

### Fenn Wright

20 Duke Street, Chelmsford CM1 1HL

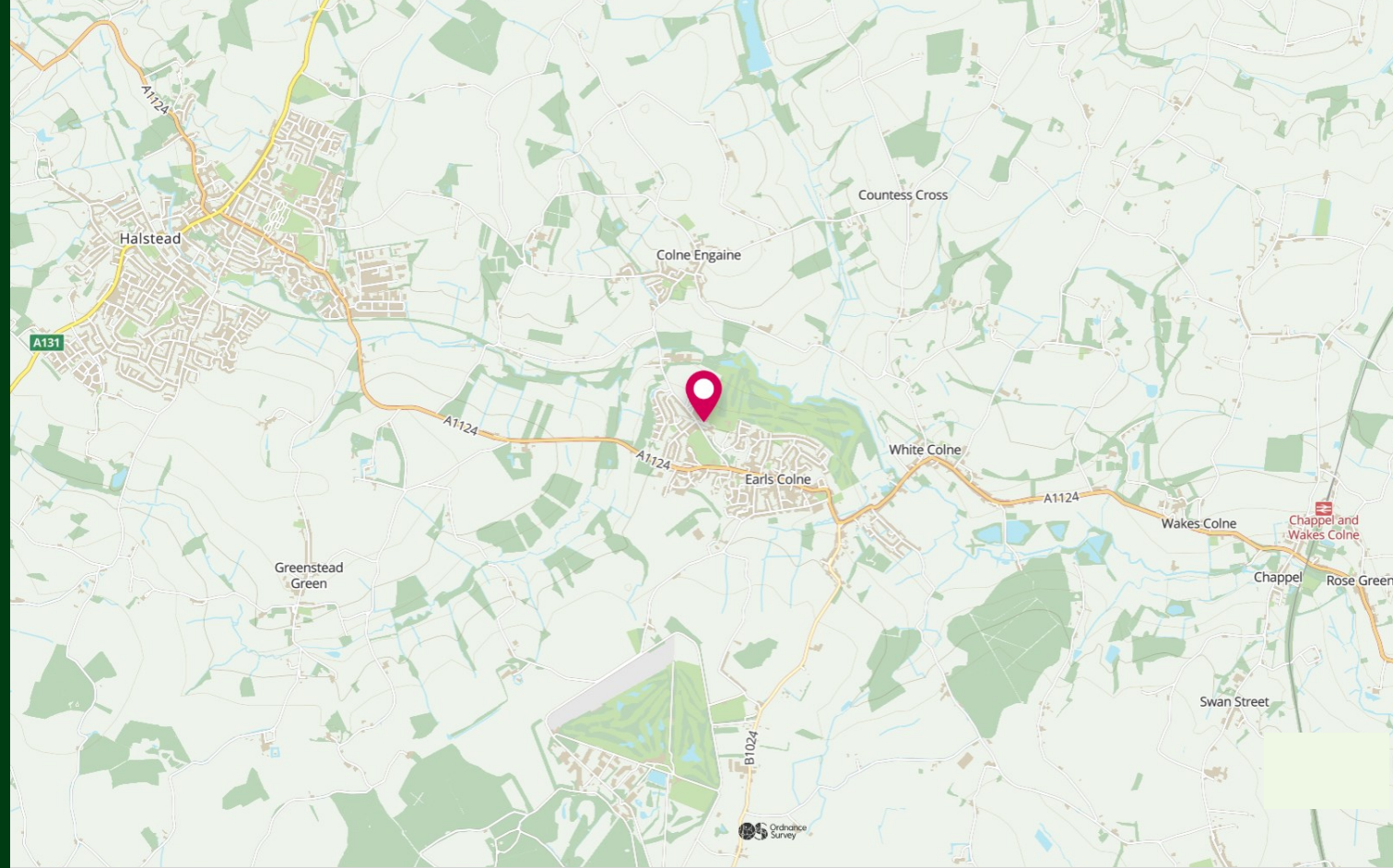
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