



**Notley Road, Braintree, CM7 1HA**

***welcome to***

**Notley Road, Braintree**

IDEAL BUSINESS OPPORTUNITY with approximately 2500sq m site which could be Approx 1 hour to London Liverpool Street and approximately 200 yards to town and station. Allocated 12 units by Braintree District Council, subject to planning permission.





Very rarely does an opportunity like this become available situated within walking distance to Braintree town and railway station with direct link into London Liverpool Street. Offering a multiple of options this FREEHOLD Grade 11 Listed pub can either be turned back with renovation into another thriving business such as a restaurant or good old-fashioned pub, or a rental investment as the accommodation comes with its own front door, or with the land this property sits on a possible land development, the choices are endless. Sitting above the pub the property also comes with a self-contained three double bedroom apartment, with its own front door, perfect if you wanted another rental income. If you are looking for your next investment opportunity, then look no further this certainly will tick all your boxes. Application to the council is needed for the planning. The plot is located within walking distance of Braintree Town Centre and Railway Station

Opportunity for this property to be converted into 5 flats and a bedsit. The land could also be converted to 2 blocks of 12, 2 bed flats, subject to planning or 1 block with other infrastructure on it. It also has an electric substation joined to the site and the main sewer pipe runs from the rear of the site to the road alongside the right-hand side boundary. There is also a large garage with 8' x 8' doors approx. 20' x 10' to get a large van in and a workshop next to it 20' x 6' approx. which could be used while building.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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welcome to

## Notley Road, Braintree

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Development Opportunity
- Former Grade II Listed Pub

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

guide price

**£500,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR109452 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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