

1.24 Acres (0.5 Hectares) For Sale



Land Off Brierley Paddocks, West Mersea, Essex, CO5 8GQ



Site Details

- Available As A Whole
- Part Of New 101 House Development
- Outline Consent For Blass B1/D1 uses
- Potential For Alternative Uses, STP
- Popular Coastal Location

Location & Description



West Mersea, with a village population of some 7,000 lies some 9 miles south east of Colchester via the B1025 on the Blackwater and Colne estuaries and is a popular destination for residents and tourists alike.

The site is located just off East Road within a predominantly residential area and within easy reach of the town centre and seafront.

Detailed planning permission has been granted for 101 new homes, commercial (B1) and/or a doctor's surgery, nursery or ancillary uses (D1) in a prominent position within the development.

The development totals 20 acres in all in parkland setting with attractive landscaping, and includes open space, a children's play area, new footpath and cycle links.

Town Planning

The subject property has Outline planning approval (192136) and Reserved Matters approval (200960) for the development of 0.5 Hectares for commercial Class D1 (Non-residential institutions) and Class B1 (offices/commercial) uses with associated parking).

The Reserved Matters approval shows buildings on the site as a Doctors Surgery and Commercial. Alternative uses may be suitable subject to planning permission.

Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Rateable Value

The site is not yet assessed for Business Rates.

Services

The Vendor will provide a fully serviced site and will satisfy the site wide S106 and planning obligations.

Tenure

Freehold

VAT

The site is elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Method of Sale

Freehold offers are invited for the freehold interest in the site as a whole.

Viewings

Please contact the sole agents, Whybrow.

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