

Adjoining Development Site/Yard Adjacent to Waterhouse



Site Adjacent to Waterhouse, Hedingham Road, Great Yeldham, Halstead, CO9 4HS

The subject property occupies a prominent main road position within a small commercial complex, close to the Colne Valley Railway.

The site itself is mostly level and hard surfaced, with a right of way adjacent to the southwestern boundary in favour of the adjoining former railway workshops, an easement has been reserved to lay services from the main road through land adjacent to the former telephone exchange.

The site extends to some 0.7 acres (0.28 hectares)

The site is available freehold as a whole, offers are invited in the region of £250,000.

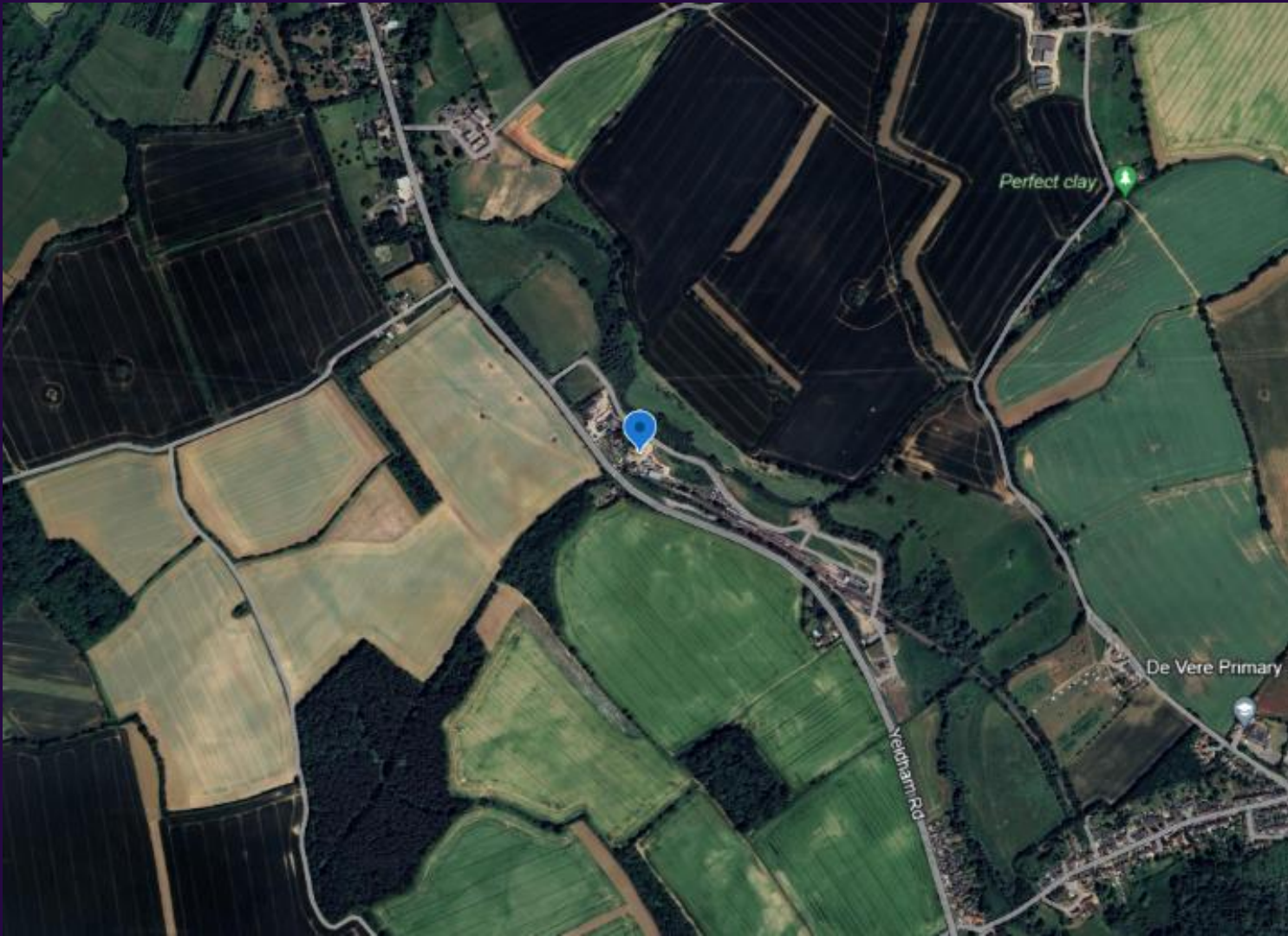
The site has not yet been accessed for business rates.

An outline planning application has been submitted on the adjoining development site (23/01028/OUT) for the erection of 1,240 sq. m (13,350 sq. ft) of Class E (g), Class B2 (general industrial) and Class B8 (warehouse/distribution) commercial buildings with associated parking.

Main water, electricity and drainage are available in the road and an easement has been reserved to run such services adjacent to the former telephone exchange fronting the main road.

Both parties will be responsible for their own legal costs incurred in this transaction.





Ewan Dodds BSc FRICS
 ewan.dodds@whybrow.net
 01206 577667



Charntelle Goodyear
 Charntelle.goodyear@whybrow.net
 01206 577667



01206 577667 | info@whybrow.net | whybrow.net

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