

Adjoining Development Site/Yard Adjacent to Waterhouse



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

Location

Great Yeldham is situated approximately 20 miles west of Colchester via the A1124 (Halstead Road) and A1017 (Hedingham Road).

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

Description

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.

Accommodation

The site extends to some 0.7 acres (0.28 hectares)

Asking Terms

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

Rateable Value

The site has not yet been accessed for business rates.

Town Planning

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.

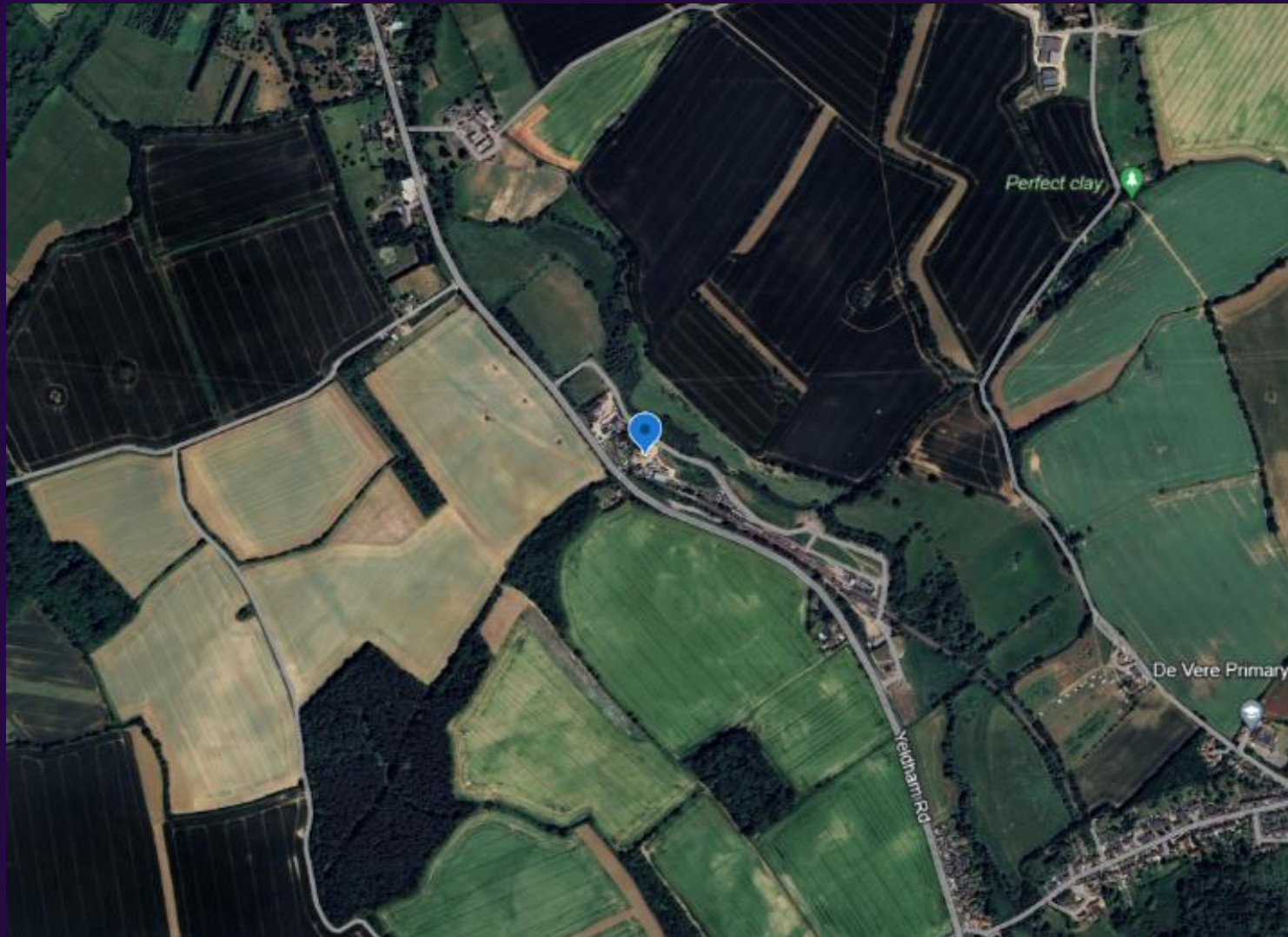
Services

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.

Legal Costs

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





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