

**FOR
SALE**

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Est 1964
ADCOCK
REFRIGERATION & AIR CONDITIONING

- Residential Development Opportunity in a popular village in Colchester
- 0.167 Hectare site with Planning Permission for 5 dwellings
- Excellent access to the A12 and Mainline Train Station

**152 London
Road, Copford,
Colchester,
Essex, CO6 1BQ**

Location

The property is located in the popular and sought-after village of Copford. Copford is a small village to the west of Colchester which has excellent access to the A12 and is within walking distance to Marks Tey Train Station which provides a regular service into London Liverpool street Station.

Copford also benefits from a range of amenities which include a Garden centre, Builders' Merchants, a variety of pubs and restaurants and a small primary school. Copford also provides easy and quick access to Tollgate Retail park in Stanway with its wide range of shops and restaurants.

Distances

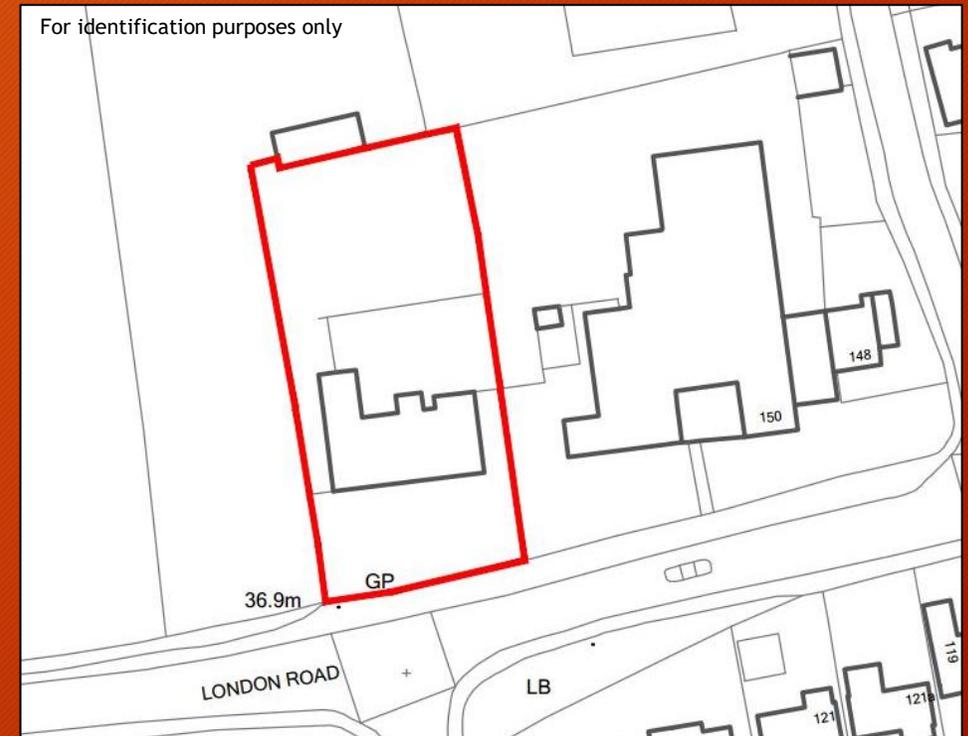
Marks Tey Train station	0.9 miles
A12 Junction	0.8 miles
Supermarket	1.4 miles
Colchester Town Centre	4.7 miles



Description

The property currently comprises a detached office building with parking and secure rear yard. The site has been occupied by the current owners since the late 1980's. The site is rectangular in shape, as shown edged in red on the attached plan for identification purposes only. The site has its own access direct onto London road.

We understand the adjacent land to the West of the site has a vehicular right of way across the south west corner of the site to access London road. Further information available upon request.



Planning / Accommodation

Proposed Development

Planning Permission has been granted for Demolition of the existing building and construction of 5 new residential homes with associated landscaping and parking. The scheme comprises of 5 no. 4 – bedroom houses Ref: (200730) Planning was granted on 4th August 2020.

Plot 1	4 Bedroom Detached House	1,646 Sq. Ft
Plot 2	4 Bedroom Semi-detached House	1,302 Sq. Ft.
Plot 3	4 Bedroom Semi-detached House	1,302 Sq. Ft.
Plot 4	4 Bedroom Semi-detached House	1,302 Sq. Ft.
Plot 5	4 Bedroom Semi-detached House	1,302 Sq. Ft.

Total **6,854 Sq. Ft.**

Further information can be downloaded from Colchester Borough Council Planning portal here:

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=200730>

Potential purchasers are advised to direct any enquiries to Colchester Borough Council Planning Department (tel. 01206 282424)

Section 106 contributions have been confirmed as:

- Community Facilities Contribution - £19,313.25
- Open Space and Sport Recreational Contribution - £46,862.75



Additional Information



STREETSCENE B-B



Additional Information

Services

All mains services are believed to be connected to the site.

EPC

One has been requested, further information upon request.

Title

The site is offered for sale freehold with vacant possession subject to such existing easements or wayleaves as may exist and subject to the current planning consent.

Method of Sale

The property is offered for sale on an unconditional basis. The method of disposal will be by informal tender and the deadline for bids date will be advised, to parties having registered their interest, in due course.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Costs

Each Party to bear their own legal and professional costs incurred irrespective of the outcome of any offer. The successful Purchaser will be required to provide a legal undertaking of £2,500 plus VAT in respect of any abortive costs if the purchaser withdraws prior to exchange.

VAT

We understand the property is elected for VAT

Contacts

Viewing

Strictly by appointment via the Sole Agents.
For further information or to arrange a
viewing please contact:

Daniel Harness

07887 058 676

daniel@harwinproperty.co.uk

HARWIN
PROPERTY CONSULTANTS

01206 932460

WWW.HARWINPROPERTY.CO.UK