

Land Adjoining Colne Valley Railway, Castle Hedingham, Essex, CO9 3DZ



**For Sale**  
**Land for Sale**  
 1 to 13 Acres (5.26 Hectares)

- Brownfield Development Land
- Available as a whole or in part
- Rural Location
- Suite various uses, STP.
- Close to Colne Valley Steam Railway and commercial occupiers

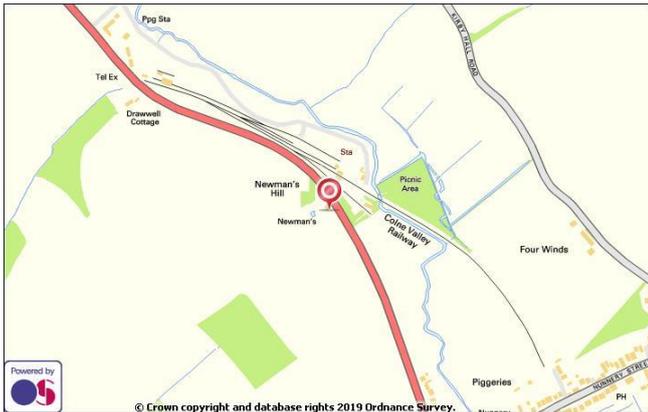


# PROPERTY DETAILS

## Location

The subject land occupies a rural location on the A1017 (Yeldham Road), close to Sible Hedingham, and some 5 miles north west of Halstead.

The area is largely rural but includes various commercial occupiers including the Colne Valley Steam Railway and roadside housing. One plot has direct frontage to the main road, while the remainder are accessed from the estate road.



## Description

The individual plots are accessed via an estate road (from Yeldham Road) and are bounded by this and, to the north with the River Colne.

The land is part surfaced, the balance being covered with grass and vegetation. We are advised that parts at the rear lie within a Flood Zone.

## Planning

We are advised that the land is "brownfield" and lies outside the village envelope, but that consideration may be given to employment uses, subject to planning. Interested parties should contact Braintree District Council on 01376 552525.

## Accommodation

The site extends to approximately 13 acres of which part is within the flood zone. This land is available as a whole, or in separate plots from approximately 1 acre.

Plot 1:	Under Offer
Plot 2:	1.83 acres
Plot 3:	Under Offer
Plot 4:	1.48 acres
Plot 5:	1.3 acres
Plot 6:	3.03 acres
Plot 7:	Under Offer

## Terms

The land is available for sale freehold as a whole, or in separate plots from approximately 1 acre.

## Price

Freehold. Terms upon request.

## VAT

All prices quoted are exclusive of Value Added Tax which may be applicable.

## Legal Fees

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

## Business Rates

The land is not yet separately assessed for rates.

## Energy Performance Certificate

The property does not have an EPC certificate.

For viewings and further details please contact



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