

FOR SALE

Residential & Specialist Housing Site
with Planning Permission Granted

4.5 Acres (1.85 Hectares)

LAND AT BLAMSTERS

Mount Hill, Halstead, Essex, CO9 1LR



Promap
LANDMARK INFORMATION GROUP

© Getmapping plc 2019, Plotted Scale - 1:2500

KEMSLEY
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP Head Office, 113 New London Road, Essex, CM2 0QT



LOCATION

The site is located in Halstead, to the south-west of the High Street, off Mount Hill, one of the main thoroughfares into the town.

Halstead, a bustling small market town, is located to the Colne Valley, and lies approximately 14 miles, 7 miles and 8 miles from the larger towns of Colchester, Braintree and Sudbury respectively.

DESCRIPTION

The subject site comprises approximately 4.5 acres (1.85 hectares) of previously undeveloped land, currently pasture, situated off Mount Hill, adjacent to an existing care home. The site forms part of a larger land holding – pending sale a new Title/boundaries will be established via the Land Registry.

The vendor is seeking to sell the site with the benefit of the planning permission. The vendor will reserve rights of access across the new access road, that's to be built from Mount Hill to serve the new development, to enable access to land to the north.

PLANNING

Outline planning consent (Ref:16/01646/OUT) has been granted by Braintree District Council for a "Residential Development to include a total of 16 no. supported living homes and 9 no. market homes falling within Use Class C3 of the Town and Country Planning (Use Classes) Order."

ACCOMMODATION

Site Area	4.5 Acres	(1.85 ha)
-----------	-----------	-----------

The above floor area is approximate and has been calculated using the Promap Digital Mapping System.

TENURE

The site is offered for sale upon a freehold basis, subject to the outline planning consent.

PRICE

£1,500,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

AC2283/6.18(1.19)/TAC

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



Additional Photos

