

Land to the west of Tye Lane

Wivenhoe, Essex

savills

B1027

TYE LANE

5 ACRES (2.02 ha)

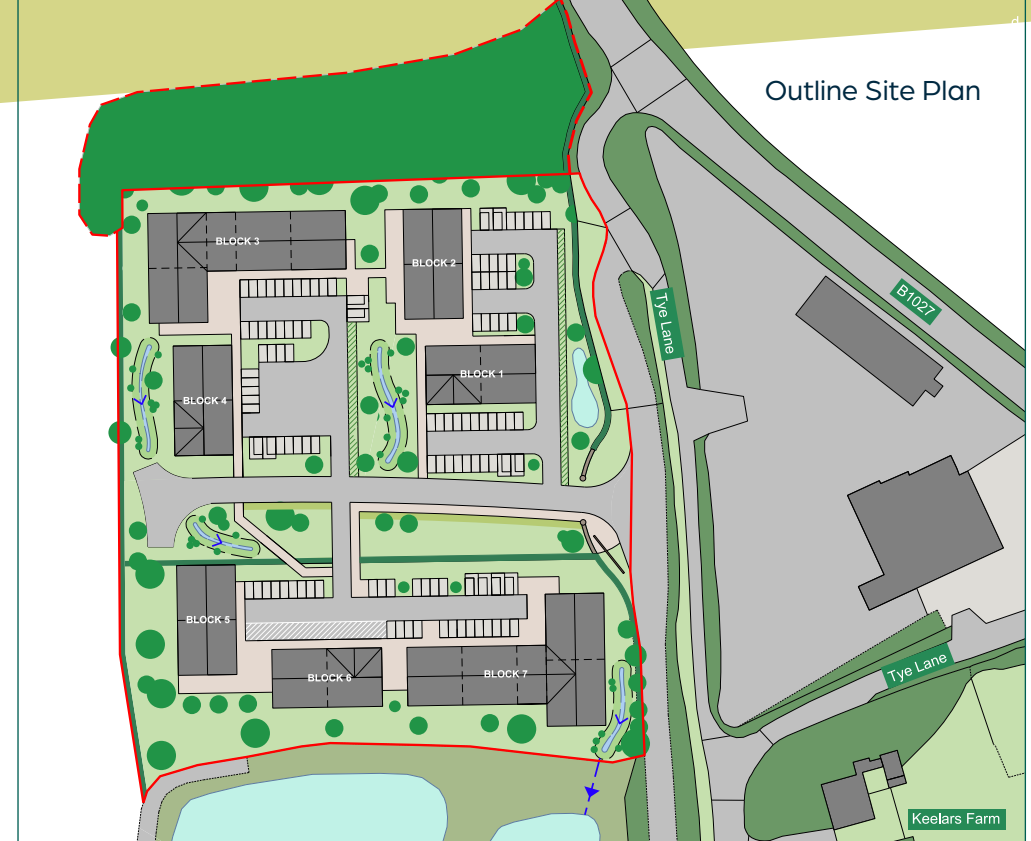
Permitted uses include Class E
and B8 storage & distribution

FOR SALE

Boundary is indicative only

KEY HIGHLIGHTS:

- 5 acres (2.02 hectares)
- A rare freehold opportunity with consent
- Outline planning permission for commercial development (Use classes Eg(i)(iii) or B8) with all matters reserved except for access taken from the Tye Lane
- Unconditional offers preferred
- Data room available upon request



LOCATION

Wivenhoe is a popular town to the East of Colchester which is well served by shops, schools and a variety of local amenities together with a branch railway line which links with Colchester North Station and thus onward travel to London Liverpool Street. Furthermore, Wivenhoe is home to the University of Essex and 15,000 students as well as the Knowledge Gateway, a thriving business and innovation park.

The site itself is located to the north east of Wivenhoe, to the west of Tye Lane, directly west of Sibbons Plant and Sales. The site benefits from direct access onto Tye Lane, just off the junction with the B1027. It is 4.5 miles from Colchester and 5.5 miles from junction 29 of the A12.

DESCRIPTION

The site is mainly flat laid to grass and with access from Tye Lane to the east of the site. The site is a regular square shape, which would therefore suit most users.

WIVENHOE
STATION

5 ACRES (2.02 HECTARES)
FOR SALE



University
of Essex

COMMERCE
WAY

HYTHE
STATION

INNOVATION
CENTRE,
KNOWLEDGE
GATEWAY

COLCHESTER
STATION



WIVENHOE



COLCHESTER

A133

PLANNING

Outline planning permitted for E(g)(i) Offices, E(g)(iii) Industrial and B8 storage & Distribution. Colchester City Council Planning Ref: 222881. Please refer to the data room for further information.



TYE LANE

SIBBONS

B1027



HARWICH / FELIXSTOWE

Boundary is indicative only



Port of Felixstowe



Wivenhoe Station



Wivenhoe



University of Essex



5 ACRES (2.02 ha)
FOR SALE

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SERVICES

All potential buyers are recommended to make their own enquiries.

DATA ROOM

A Data Room has been prepared to provide interested parties with technical information on the site. Access can be granted on request.

LEGAL COSTS

All parties to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

PROPOSAL

Offers are invited for the purchase of the freehold interest. Unconditional offers are preferred, however offers conditional on planning will be considered, dependent on terms.

The vendor is not obliged to accept the highest or any bid received.

Interested parties are invited to complete and submit a bid proforma with their offer. A bid proforma template is located in the data room.

VAT

VAT will be payable on the purchase price.

VIEWING

Strictly by prior appointment with the sole agents:



PHIL DENNIS

pdennis@savills.com

07799 221113

MIKE WILSON

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07880 378174

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