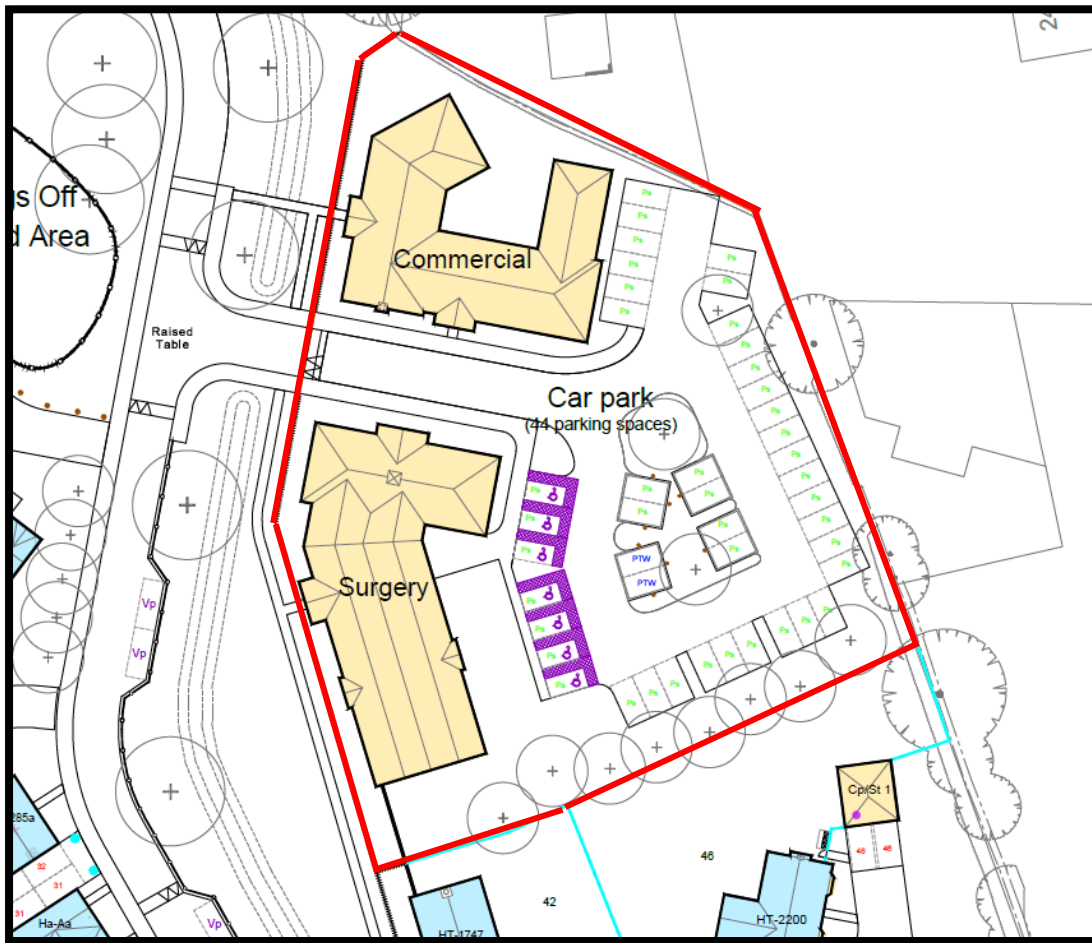


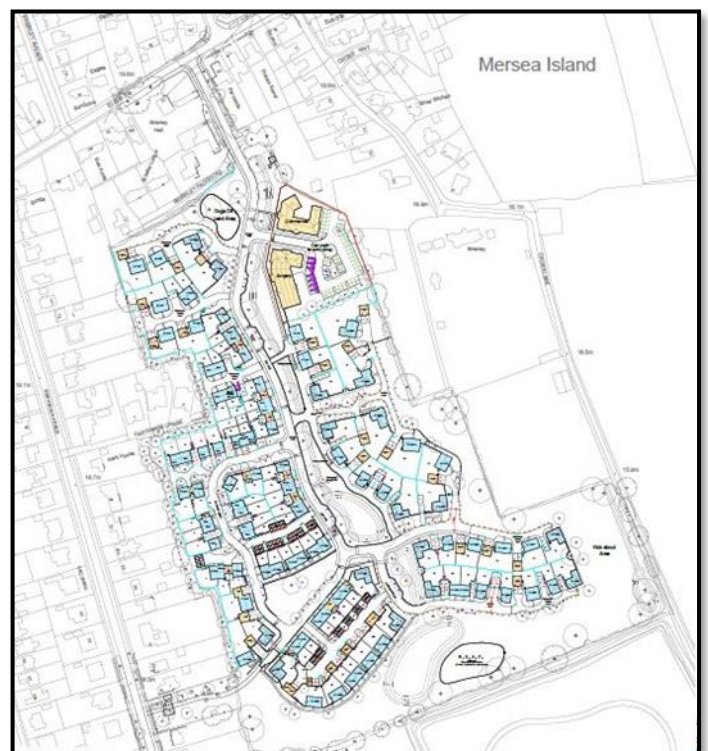
Land at Brierley Paddocks, West Mersea, Essex



For Sale Commercial Development Opportunity

1.24 Acres (0.5 Hectares)

- Available as a whole
- Part of New 101 House Development
- Outline Consent for Class B1/D1 uses/Potential alternative uses subject to planning
- Popular Coastal Location



PROPERTY DETAILS

Location

West Mersea, with a village population of some 7,000 lies some 9 miles south east of Colchester via the B1025 on the Blackwater and Colne estuaries and is a popular destination for residents and tourists alike.

The site is located just off East Road within a predominantly residential area and within easy reach of the town centre and seafront.

Description

Detailed planning permission has been granted for 101 new homes, commercial (B1) and/or a doctor's surgery, nursery or ancillary uses (D1) in a prominent position within the development.

The development totals 20 acres in all in parkland setting with attractive landscaping. and includes open space, a children's play area, new footpath and cycle links.

Accommodation

The site extends to 1.24 acres (0.5 Hectares)

Services/S106

The Vendor will provide a fully serviced site and will satisfy the site wide S106 and planning obligations.

Business Rates

The site is not yet assessed for rates.

Price

Freehold offers invited for the freehold interest in the site as a whole.

Service Charge

The property will be subject to a service charge. Further details available upon request.

Planning

The subject property has Outline planning approval (192136) and Reserved Matters approval (200960) for the development of 0.5 Hectares for commercial Class D1 (Non-residential institutions) and Class B1 (offices/commercial) uses with associated parking).

The Reserved Matters approval shows buildings on the site as a Doctors Surgery and Commercial. Alternative uses may be suitable subject to planning permission.

Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Legal Fees

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

Energy Performance Certificate

The property does not currently have an EPC Rating.

For viewings and further details please contact



Emily Jones
emily.jones@whybrow.net
01206 577667



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



01206 577667 | info@whybrow.net | whybrow.net | [@whybrowproperty](https://www.instagram.com/whybrowproperty)



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