

Maltings, Back Lane, Stisted, Braintree, CM77 8AZ

**STRUTT
& PARKER**



Prime Residential / Commercial Development Opportunity

EXECUTIVE SUMMARY

- Prime development opportunity near Braintree.
- Grade II listed Maltings with separate large commercial shed.
- Circa 2 miles from the Town of Braintree.
- Offers preferred on an “unconditional” basis.
- Potential for residential or commercial uses.



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LOCATION

The site is located on the outskirts of the village of Stisted which is situated approximately 1.5 miles to the east of the Town of Braintree.

Stisted is an attractive village which benefits from several nearby public houses, a primary school as well as Braintree Golf Club which sits adjacent to the village. The village benefits from its proximity to the town of Braintree which provides extensive education, retail, leisure and employment opportunities as well as mainline railway services to London Liverpool Street with journey times of just over 1 hour.

The Village also benefits from excellent road links onto the A120 providing direct access onto the A12 and A131 and onto the M11. Chelmsford is 28 minutes away by car; Stansted- 26mins; Colchester- 22mins; Witham- 19 mins and London- 1hr 30mins via the M11.



DESCRIPTION

The site is regular in shape extending to about 3 acres (c1.22ha) comprising a Grade II Listed Maltings of about 5,000sqft in size with another circa 5,300sqft open sided agricultural shed and associated hardstanding situated immediately behind the Malt House. The built area, including hardstanding, extends to about 0.5 acres with the remainder of the site is laid down to mature grassland and scrubland.

The site is situated directly opposite Gowers Farm and is surrounded by arable fields on all sides save for the northern boundary which is defined by Back Lane from which access is taken. The site is well screened from its surroundings by a mature deciduous hedging for the entire length of its boundary.

PLANNING

The site is situated within the Braintree District Council Local Authority area and benefits from a Lawful Development Certificate (Ref 19/02129/ELD) for implemented planning permission and Listed Building Consent for *“Re-use and renovation of existing maltings and agricultural buildings for use as offices and workshop”* (REF: 06/01471/COU & 06/01472/LBC).

The implemented consent confirms the principle of re-use of buildings in this location and, principally, establishes the open-sided agricultural shed to the rear of the site as a ‘brownfield’ opportunity. There is scope within National Planning Policy for redevelopment of such ‘brownfield’ sites to provide alternative uses.

We consider that it is highly likely that the existing Maltings can be converted into another residential or commercial use.

SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

TENURE

The site is to be sold freehold with vacant possession.

VAT

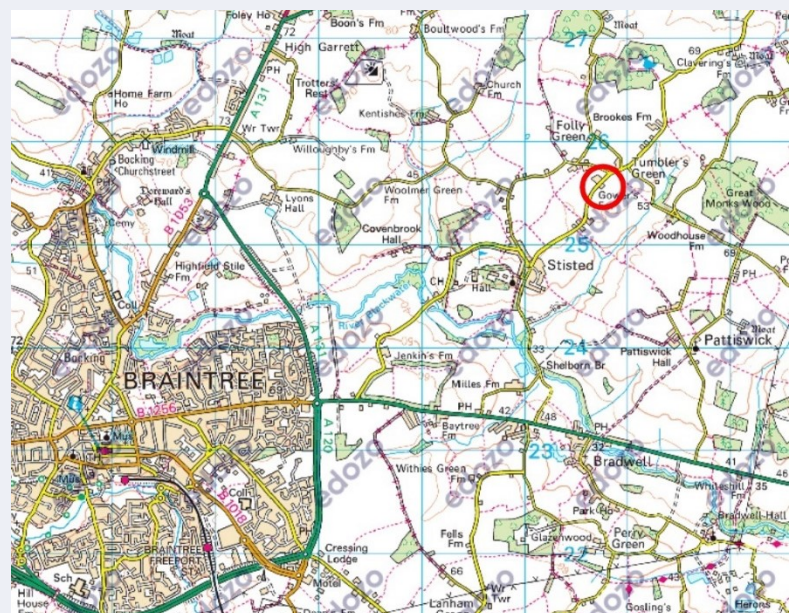
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part of the right attached to it becomes chargeable for the purposes of VAT as such, the tax shall be payable by the purchaser.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to, and with the benefit of burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

DATA ROOM

Access to the Data Room containing all relevant sales particulars, planning information and a full suite of technical reports is available on request.





IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2021. Particulars prepared July 2022 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

METHOD OF SALE

Strutt & Parker have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign

The vendors do not undertake to accept the highest or indeed any offer. Offers are sought on an "unconditional" or "subject to planning" basis.

Informal tenders should be sent to boris.white@struttandparker.com and received by no later than **12 noon on Friday 30th September 2022**

Bidding guidance can be found within the Data Room.

VIEWINGS

Viewings should be arranged by prior appointment with the Selling Agents. Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

CONTACTS

For more information and appointments to inspect please contact:

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