

FOR SALE

C2 Care Home Site/
Development Opportunity
0.46 acres (0.19 hectares)

195 Coggeshall Road, Braintree, Essex, CM7 9EN



- Planning consent for C2 care home
- Prominent site
- Freehold for sale

- Potential for alternative uses (STP)
- Close to town centre
- Good access to A131 & A120

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Kemsley LLP, 113 New London Rd, Chelmsford, Essex, CM2 0QT

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Location

Prominently situated on the corner of Coggeshall Road and Marlborough Road, the property is approximately half a mile to the east of Braintree Town Centre, including Braintree railway station, being conveniently situated on the B1256, with good access to the A131, and in turn to the A120.

Description

195 Coggeshall Road comprises a cleared, formerly commercial depot site.

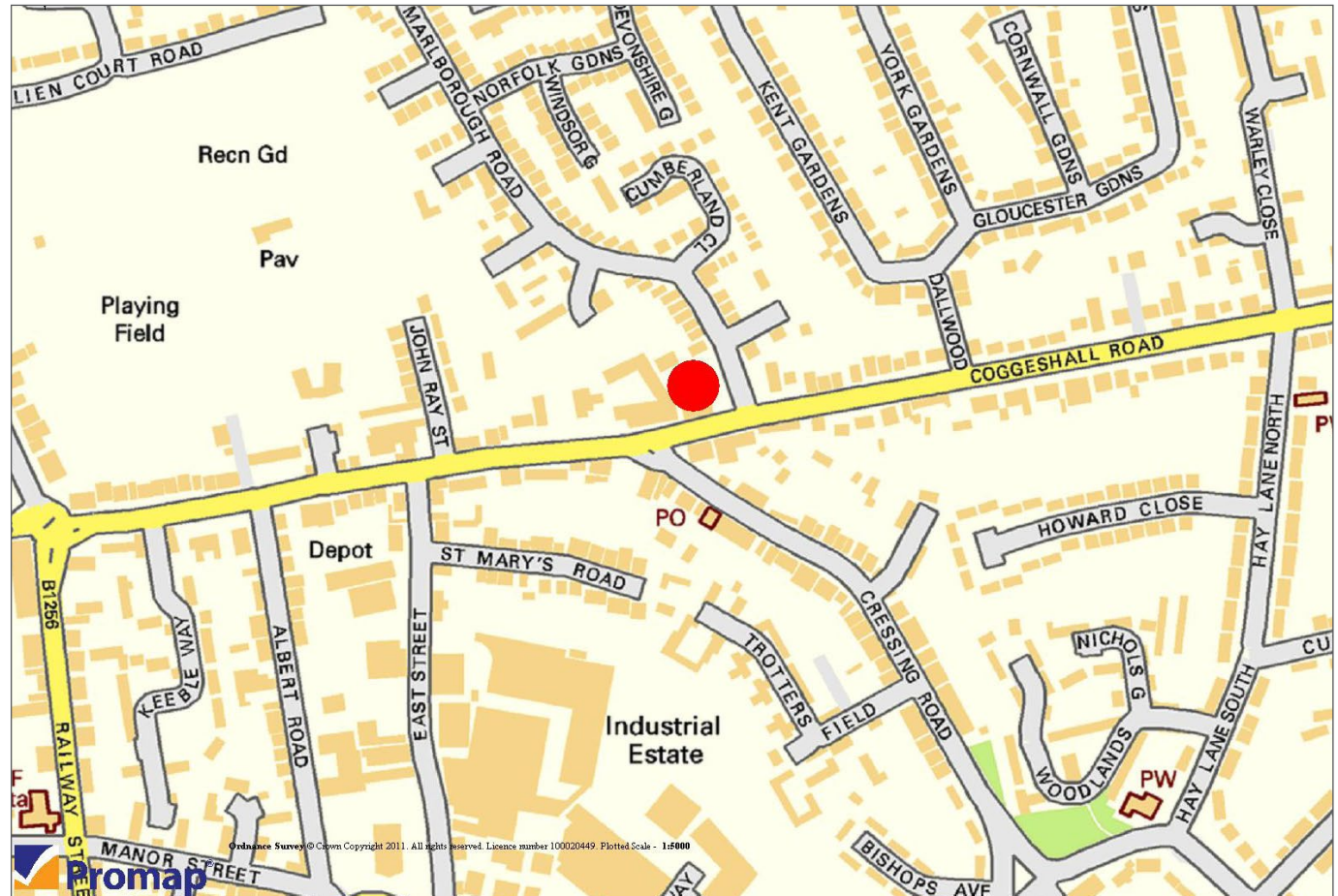
The site is located within a predominantly residential area with a care home located to the immediate west.

There is gated access from Marlborough Road.

Site Area

The site totals approximately 0.46 acres/0.19 hectares, having a frontage of 120 ft and a return of approximately 120 ft.

The site is of an irregular shape and generally flat in character.



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Planning

The site has planning consent granted by Braintree District Council (ref: 14/01013/FUL) dated 5 January 2015 for "demolition of existing buildings and erection of a new Class C2 residential care home".

Further details on application or via Braintree District Council- 01376 552525 / www.braintree.gov.uk.

Alternative uses, including residential, might be appropriate, pending appropriate planning consent. Interested parties are advised to make their own enquiries of Braintree District Council.

Tenure

The property is available freehold with vacant possession.

Method of Sale

Our client's preference is for an UNCONDITIONAL SALE, however subject to planning offers with supporting information and drawings may be considered.



**195 Coggeshall
Road, Braintree,
Essex,
CM7 9EN**



Guide Price

£1,000,000 exclusive.

VAT

To be confirmed.

Viewing

To be arranged via sole agents Kemsley LLP.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Viewings and contact

All enquiries to be directed to the sole agents:

Tim Collins

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