

# FOR SALE

Development Opportunity (STP\*)

10,075 sq. ft (935 m<sup>2</sup>)

Site Area 0.44 acres (0.17 hectares)

Former Harwich Police Station, 88-92 Main Road,  
Harwich, Essex CO12 3LW



- Potential Development & Alternative Use Opportunity, Subject to Planning
- Walking distance to railway stations
- Prominent position to main road
- Approx ½ mile to town centre

**KEMSLEY** LLP  
LAND & DEVELOPMENT  
[www.kemsley.com](http://www.kemsley.com)

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

## Former Harwich Police Station, 88-92 Main Road, Harwich, Essex CO12 3LW

### Location

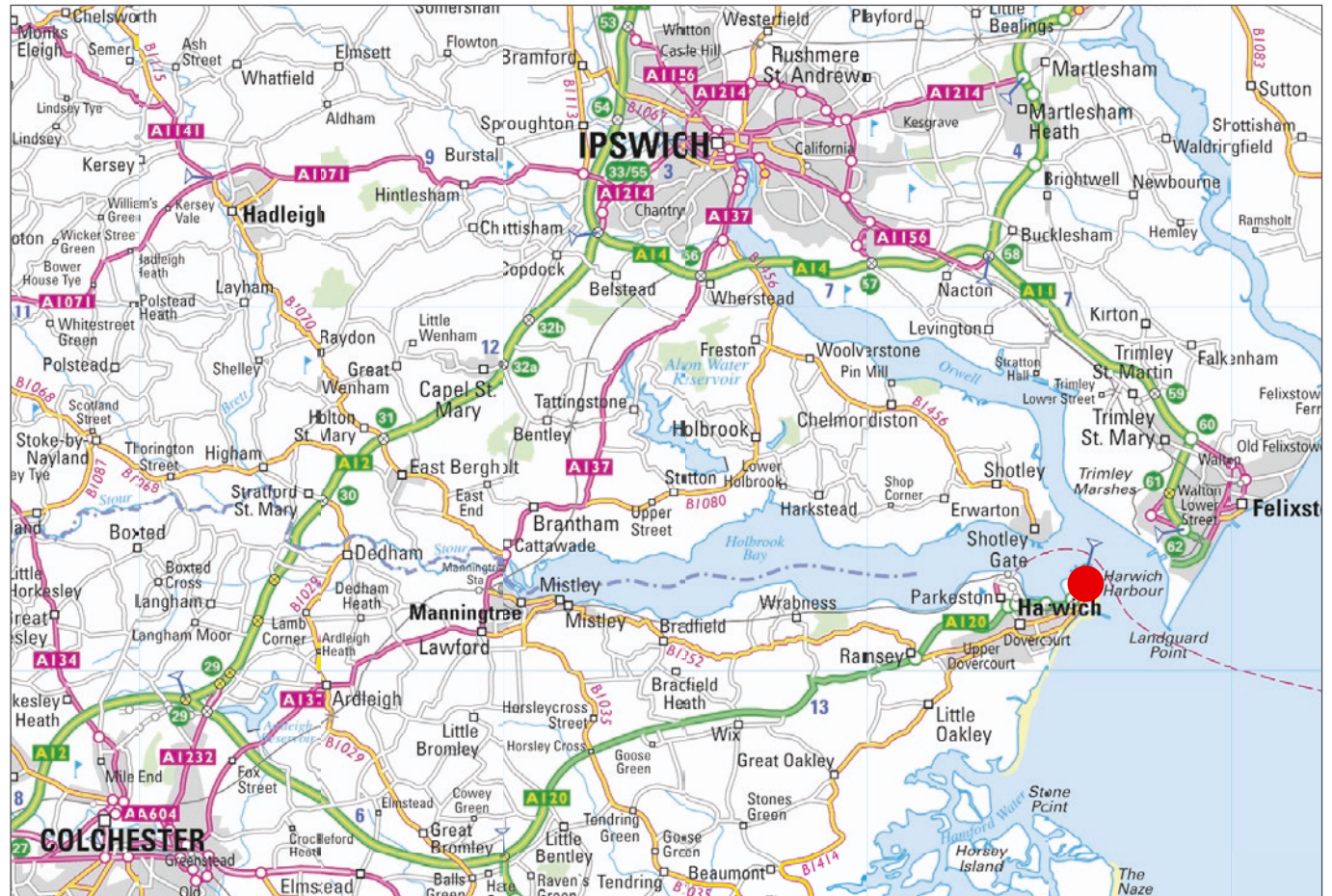
Harwich is a port town, situated in the Tendring district of Essex and positioned on the estuaries of the Rivers Stour and Orwell. Harwich is located approximately 12 miles to the north of Clacton-on-Sea and 17 miles to the north-east of Colchester. Felixstowe and the Port of Felixstowe are located across the estuary. The A120 provides direct access to the town from the A12 at Junction 29 (Crown Interchange). Harwich Town and Dovercourt railway stations are both approximately ¼ mile from the property and provide regular services to Colchester and London Liverpool Street.

The former Harwich Police Station is located on the west side of Main Street (B1352), opposite the junction with Beacon Hill Avenue. Vehicular access to the car park, which is to the rear of the property, is via Alexandra Road and Fernlea Road. The area is predominantly residential with public open space.

### Description

The subject property was constructed in the early 1900's as three separate properties, since combined to form the current arrangement. The property is arranged over three floors, plus basements and former cell block, and provides entrance foyer, open and private meeting rooms and offices, stores and staff facilities, including kitchen and W/C's/locker room.

Externally there are garages, a plant room, and a car park/yard.



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## Floor & Site Areas

|              |                     |                          |
|--------------|---------------------|--------------------------|
| Ground Floor | 2,746 sq. ft        | 255 m <sup>2</sup>       |
| First Floor  | 1,887 sq. ft        | 175 m <sup>2</sup>       |
| Second Floor | 1,784 sq. ft        | 166 m <sup>2</sup>       |
| Basement     | 2,658 sq. ft        | 247 m <sup>2</sup>       |
| <b>Total</b> | <b>9,075 sq. ft</b> | <b>843 m<sup>2</sup></b> |

|                                  |              |                   |
|----------------------------------|--------------|-------------------|
| Garages<br>(measured from plans) | 1,000 sq. ft | 93 m <sup>2</sup> |
|----------------------------------|--------------|-------------------|

Site Area 0.44 acre / 0.17 hectares  
(measured from Promap)

The above stated floor areas are approximate Gross Internal Areas unless otherwise stated

## Floorplans

Floorplans (not to scale) are available upon request.

## Title

We understand that the property is held freehold within Title EX992758.

## Planning

We understand that the property is considered sui generis in planning terms. Interested parties should consult their professional advisors and make enquiries of Tendring District Council in respect of planning history and their proposed use of the building.

## Energy Performance Certificate (EPC)

The property has been assessed as C – 65.

## Business Rates

The property has a current rateable value of £37,250.



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## Nature of Sale

Our client's clear preference is for a sale of the freehold interest on an UNCONDITIONAL basis. Subject to planning offers may be considered if supported by relevant information.

## Bid Deadline

Written offers with proof of funding and supporting documents should be submitted to Kemsley LLP by **12pm (Midday) on Thursday 26th November 2026**.

## Guide Price

£500,000 exclusive.

## VAT

We understand that the property has not been elected for VAT.

## Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

## Legal Fees

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

## Contact

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