FOR SALE

Development Opportunity (STP*)
10,075 sq. ft (935 m²)
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

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

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

Location

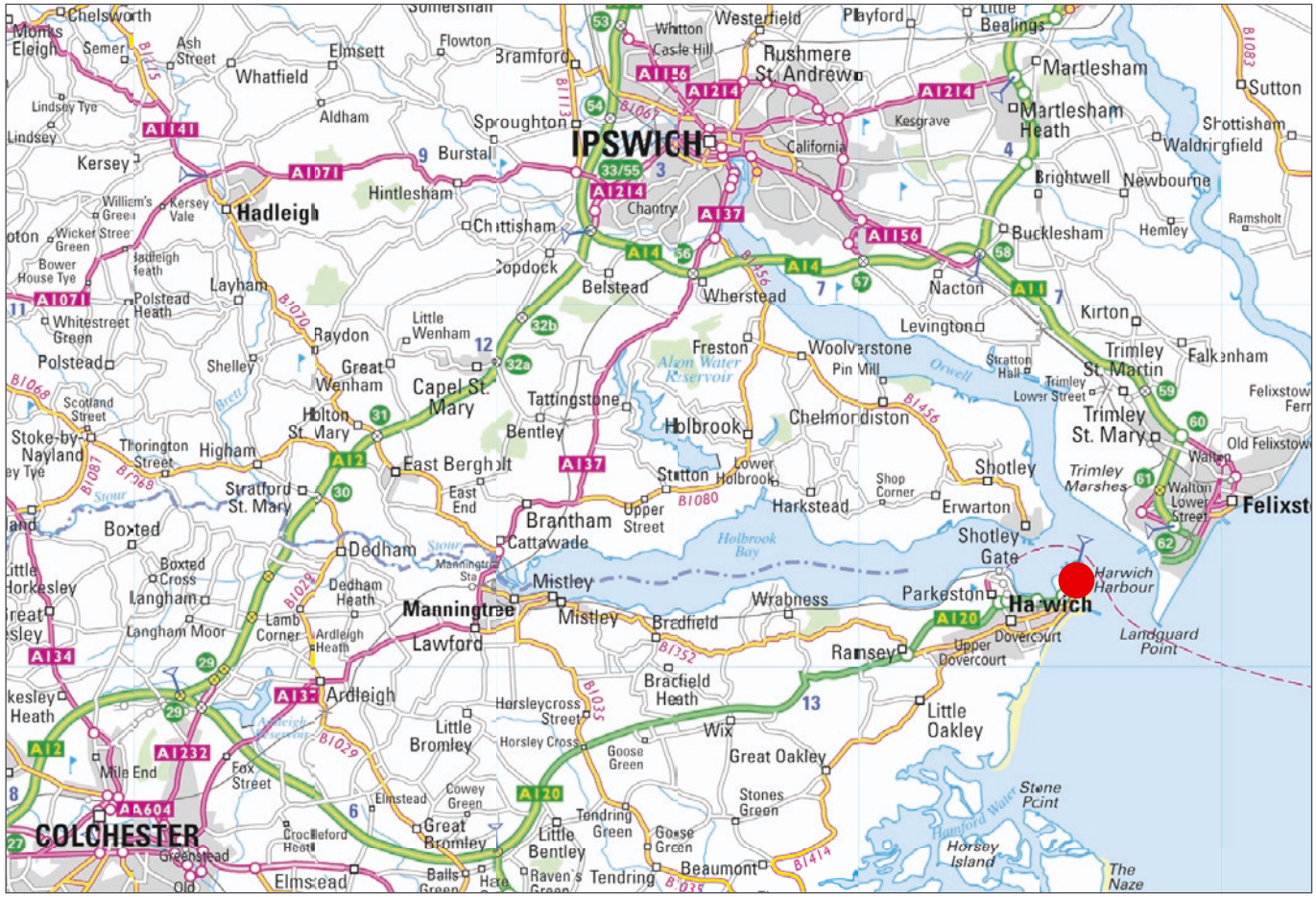
Harwich is a port town, situated in the Tendring district of Essex and positioned on the estuaries of the Rivers Stour and Orwell. Harwich is located approximately 12 miles to the north of Clacton-on-Sea and 17 miles to the north-east of Colchester. Felixstowe and the Port of Felixstowe are located across 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^2
First Floor	1,887 sq. ft	175 m^2
Second Floor	1,784 sq. ft	166 m^2
Basement	2,658 sq. ft	247 m^2
Total	**9,075 sq. ft**	**843 m^2**
Garages (measured from plans)	1,000 sq. ft	93 m^2

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 used 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
Mike Lawrence
Tel: 01245 358988 / 07976 562922
Email: mike.lawrence@kemsley.com

Tim Collins
Tel: 01245 358988 / 07720 806194
Email: tim.collins@kemsley.com

Reference: AC2990



KEMSLEY LLP
PROPERTY CONSULTANTS
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www.kemsley.com

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TENDER GUIDELINES – POLICE STATION, 92 MAIN RD, HARWICH

Thank you for your interest in the former Harwich Police Station.

Our clients have instructed us to write to all interested parties requesting they submit their offer, subject to contract, by:

MIDDAY 12pm on THURSDAY 26th November 2026

You must ensure that your offer is delivered to Kemsley well in advance of the bid deadline.

In order for the Vendors to consider your proposal, it should be in writing (by post or email). A Tender Proforma is attached to assist, but your offer can be in your own format if preferred. All offers must give relevant details as stated below:

1. The full name(s), address and telephone numbers of the purchasing company/individual.
2. The amount of your offer in figures and words, in pounds sterling.
3. The name, address and contact details of your solicitor.
4. Confirmation of the basis of your offer i.e. cash, mortgage, with supporting evidence of your funding and your ability to proceed expeditiously.
5. Whether your offer is unconditional or subject to planning. Please note the Vendors have a clear preference for an unconditional sale (in respect of planning).

Your offer should be clearly marked "Harwich Police Station Offer" and posted to Kemsley LLP, 113 New London Road, Chelmsford, Essex CM2 0QT F.A.O. Mike Lawrence or by email: mike.lawrence@kemsley.com or tim.collins@kemsley.com

This is not a binding contract to purchase but an invitation to agree the purchase price. The Vendors reserve the right not to accept the highest nor indeed any bid, and may consider the social, economic and environmental benefits/impacts to the local area when assessing best value.

You should seek professional advice regarding this property and information provided prior to submitting any offer.

Yours sincerely,



Mike Lawrence BSc Hons MRICS
Director
T 01245 358988 M 07976 562922 www.kemsley.com

TENDER PROFORMA – Former Harwich Police Station

BID DEADLINE	**12 noon (Midday)** **Thursday 26th November 2026**	KEMSLEY REF:	AC2990
PROPERTY:	Former Harwich Police Station, 92 Main Road, Harwich, CO12 3LH		
PURCHASER:	Name Registered Address Correspondence Address F.A.O Tel Mobile Email		
TENURE:	Freehold		
YOUR OFFER PRICE:	**£**		
DEPOSIT:	£ / % purchase price Refundable / non-refundable / other (delete as appropriate)		
EXCHANGE:	days/weeks/months (delete as appropriate) Conditions:-		
COMPLETION:	days/weeks/months (delete as appropriate) Conditions:-		
FUNDING:	Cash / bank funding / pension fund (delete as appropriate) Details of bank / lenders Proof of funding attached Y/N		

TENDER PROFORMA – Former Harwich Police Station

PURCHASER AGENT:	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: