



62 NEW ROAD, TOLLESBURY, ESSEX, CM9 8RE

For Sale Freehold Residential Development Opportunity
Planning permission granted for 10 private houses

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Opportunity summary

- Freehold residential development opportunity in the picturesque village of Tollesbury
- Full planning permission granted for 10 private houses
- Total permitted residential GIA of 10,678 sq ft (992 sqm)
- Total site area extends to 0.97 acres (0.39 ha)
- Site is offered with full vacant possession
- Offers sought for the freehold interest on an unconditional basis

Location

The picturesque coastal village of Tollesbury is situated at the mouth of the River Blackwater, on the Essex coast.

The village boasts a wide range of amenities including two churches, a post office and doctor's surgery. Tollesbury Marina provides yachting facilities as well as a covered swimming pool, tennis courts and a restaurant. Tollesbury Primary School is also located within a 3 minute walk of the site, rated 'good' by Ofsted.

In addition, the village's location, next to Blackwater Nature Reserve, Old Hall marshes and estuary makes it a popular walking and sailing destination.

Connections

By Road The site is circa 10 miles south of the A12, which provides good regional connections to Colchester (c. 30 mins) and Chelmsford (c. 40 mins), as well as access to the M25.

By Rail Kelvedon (c. 10 miles to the west) provides the closest train station with direct access into London Liverpool Street in approximately 50 minutes and Witham (c. 12 miles to the west) provides direct access into London Liverpool Street in less than 40 minutes). Colchester station also offers a frequent daily service between London Liverpool Street (c. 50 mins) and Norwich (c. 1 hour).

By Bus Tollesbury runs local services providing connections with Maldon and Colchester.

By Air London Stansted Airport and London Southend Airport are both located within an hour's drive.

By Foot The site is less than a 5 minute walk from Tollesbury High Street which offers a wide range of local shops and amenities. Tollesbury Marina is approximately 15 minute walk from the site.



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Description

The site extends to 0.97 acres (0.39 ha) and is offered with vacant possession. It comprises a collection of buildings formerly used as a bus depot. The site is flanked by two access roads, Thurstable Road to the north and New Road to the south.

The existing floor area totals approx 21,025 sq ft (GIA).

The surrounding area is predominantly residential in character comprising a mix of period and modern housing stock.

The planning permission granted provides the opportunity to provide 10 private houses in a desirable part of the village.

Tenure

The property is for sale freehold with vacant possession. The site is registered under Title Number **EX571777**.

Planning

Full planning permission was granted at committee on 30 October 2017 for 'the demolition of all structures and the development of 10, two and three bedroom houses with landscaping and associated works including access to the site' (17/00620/FUL).

The site does not fall within a conservation area and none of the existing buildings are listed.

Full details of the permitted scheme are provided on the data room.

Proposed Accommodation

	Units	GIA (sq ft)	Average GIA (sq ft)
2 bed house	7	6,738	963
3 bed house	3	3,940	1,313
Total	10	10,678	1,068

An indicative pricing schedule is available on the data room.

Additional Loft Accommodation

The permitted scheme provides 10, 2 and 3 bedroom houses comprising 10,678 sq ft of net sales area. However, there is also the potential for the purchaser to add bedrooms within the loft space creating circa 2,500 – 3,000 sq ft in additional space.

Data room

Further information is available on a dedicated data room. Please contact Gerald Eve for access. The information available on the data room includes the following

- Title information
- Planning documents
- Surveys
- Indicative pricing schedule



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VAT

The property is elected for VAT purposes, therefore VAT will be charged on the sale price.

Offers

Offers are invited on an unconditional basis only.

Viewings

The exterior of the property can be inspected from the public highway. Internal viewings of the property are by appointment only through the Vendor's sole agent Gerald Eve LLP.

For further information please contact:

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