

## FOR SALE

### Residential Conversion Opportunity with Planning Permission

12,053 sq. ft. (1,120 m<sup>2</sup>)/ 0.50 acres (0.20 ha)

## FORMER COURTAULD BOILER HOUSE

Factory Lane West, Halstead, Essex, CO9 1EX



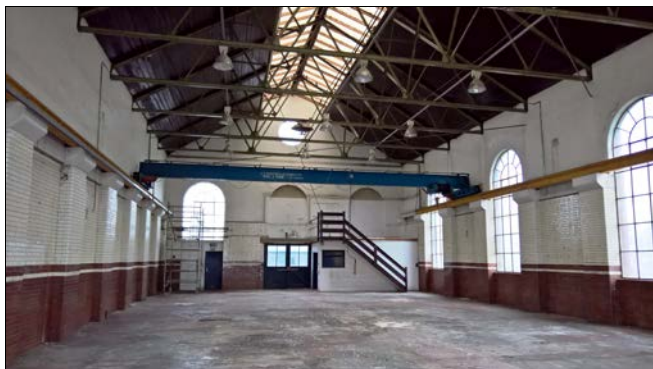
- Planning permission granted for 22 residential units
- Historic town centre property
- CIL/s106 agreed
- Immediately available
- Close to local amenities

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

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## LOCATION

The property is located on the north side of Factory Lane West, having a frontage onto the River Colne and only a short distance from the town centre. A new Lidl supermarket and the Elizabeth Courtauld Doctors Surgery & Pharmacy are all within a short walk from the building.

## DESCRIPTION

The former Boiler House forms was built as part of the much larger Courtauld Industrial Complex which has been demolished. The building is self contained and of substantial brick construction.

## PLANNING

The property has detailed planning permission granted under Application Ref 16/00850/FUL for the "change of use of existing former Courtauld boiler buildings to create 22 flats together with commercial storage, landscaping and car parking". For further information interested parties are advised to contact Braintree District Council Development Management Department on 01376 557779 / Braintree.gov.uk.

## IMPORTANT NOTE

Whilst the site area and boundaries indicated are believed to be accurate this information is provided for guidance only.

## ACCOMMODATION

Existing Building	12,053 sq. ft.	(1,120 m <sup>2</sup> )
Total Site Area	22,153 sq. ft.	(0.50 acres)

AC2225/01.18(4.18)/TAC

The above floor areas are approximate and have been measured on a gross internal basis.

## TENURE

The property is offered for sale upon freehold terms with vacant possession and the benefit of the existing planning consent.

## PRICE

Offers in £1,175,000 exclusive are sought for the freehold interest.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## EPC

The property has an EPC rating of E - 114

## BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Braintree District Council on 01376 552525.

## LEGAL FEES

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

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via joint sole agents:

### Kemsley LLP

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