

Maytree Court, Walnut Tree Way, Tiptree, Colchester, CO5 0NL



**For Sale**

**18,342 sq ft  
(1,704 sq m) GEA**

**Substantial  
Development  
Opportunity**

## Extensive Residential Property with Re-Development Potential stp

- Freehold land and buildings offered with vacant possession
- 0.53 acre site
- Currently 27 residential units comprising studios and 1 & 2 bedroom flats
- Lift to all floors
- Generous common parts



# Details

## Location

Maytree Court is located on a corner plot at the junction between Walnut Tree Way and the B1022. The B1022 runs through the middle of Tiptree village centre.

Tiptree is situated 9 miles south west of Colchester, 17 miles north east of Chelmsford and some 3 miles to the east of Witham/Kelvedon where the A12 can be joined at Junctions 21, 22, 23 and 24. To the west lies the town of Braintree and Stansted Airport, both of which are accessed via the nearby A120.

## Description

Maytree Court, built in 1974, comprises a purpose built block of residential accommodation. The building comprises four linked 3 storey blocks, which are of cavity wall brick construction with pitched tiled roofs and double glazed UPVC windows.

The property lies on a plot of approximately 0.53 acres currently configured to provide 27 residential flats plus communal areas. The property has a concrete parking area situated to the front of the building which is accessed from Walnut Tree Way and can accommodate 10 cars.

There are shared gardens bordering all four sides of the complex. To the rear there are two adjoining flat roof garages and further parking areas with access from Almond Close.

The ground floor comprises 5 x studio flats, 3 x 1 bedroom flats, 1 x wardens office/studio, a large communal lounge together with the entrance hall with lift access to all 3 floors, a laundry room and plant/store room.

The first floor comprises a further 6 x studio flats, 1 x 1 bed flat, 1 x 2 bed flat, a guest bedroom, communal bath rooms, laundry room with access to drying balcony and communal area with a access to a balcony.

The second floor accommodates 6 x studio flats, 3 x 1 bed flats, 1 x 2 bed flat, 2 shower rooms and a laundry room with a drying balcony.

## Accommodation

3 floors - Gross External Area 18,432 sq ft 1,704 sq m  
Approx. Total Site Coverage 0.53 Acre

Reduced sized floor plans appear on Page 4 of these particulars, A3 copies and a Schedule of Accommodation is available upon request.

## Planning

The property is not Listed, is not sited within a Conservation Area and the local plan notation is 'predominantly residential area'.

The property lends itself to subdivision into individual residential units but interested parties must satisfy themselves fully with regard to the planning potential of the site.

The Local Authority is Colchester Borough Council and the contact telephone number for the Planning Department is 01206 282424.

## Tenure

The property is offered freehold with vacant possession. The Title being held under two registered entries EX829921 and EX827479, copies of which are available upon request.

## VAT

The property is not VAT elected.

## EPC

An EPC has been commissioned and will be available imminently.

## Price

The property is for sale and offers are invited in excess of **£1,500,000**.

Acceptance of an offer to purchase will be subject to contract and subject to no better offer being received prior to exchange of contracts.

## Viewing

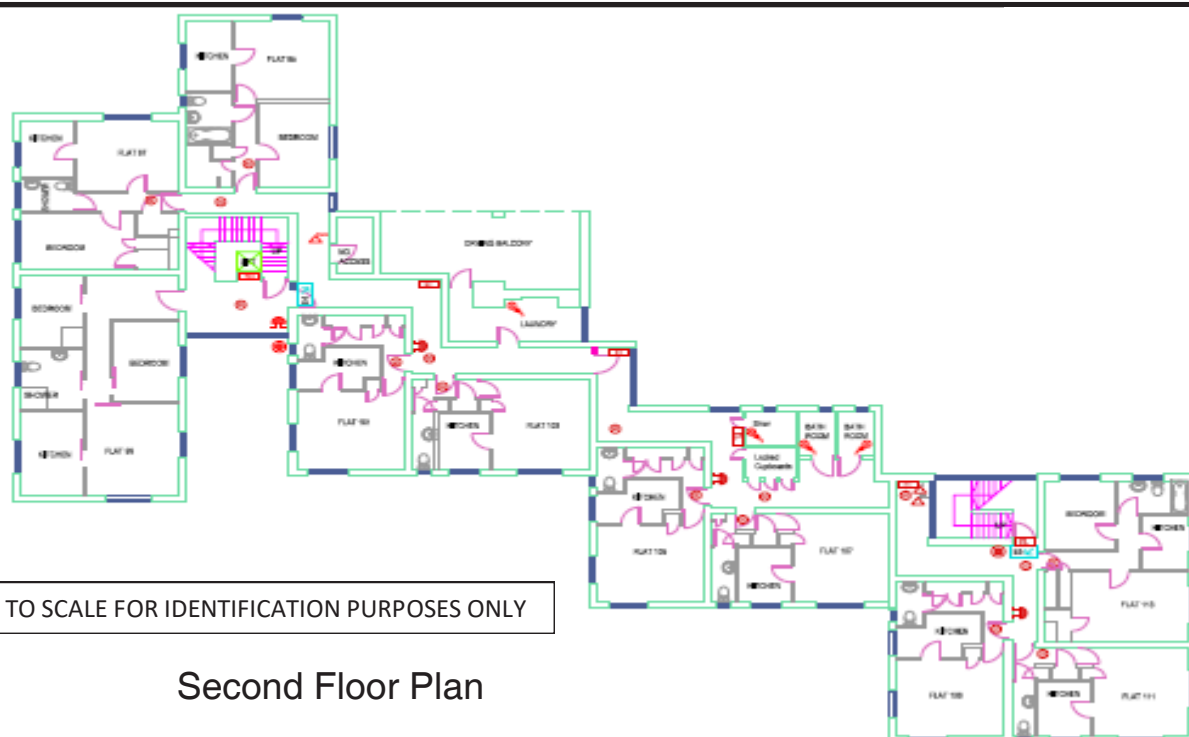
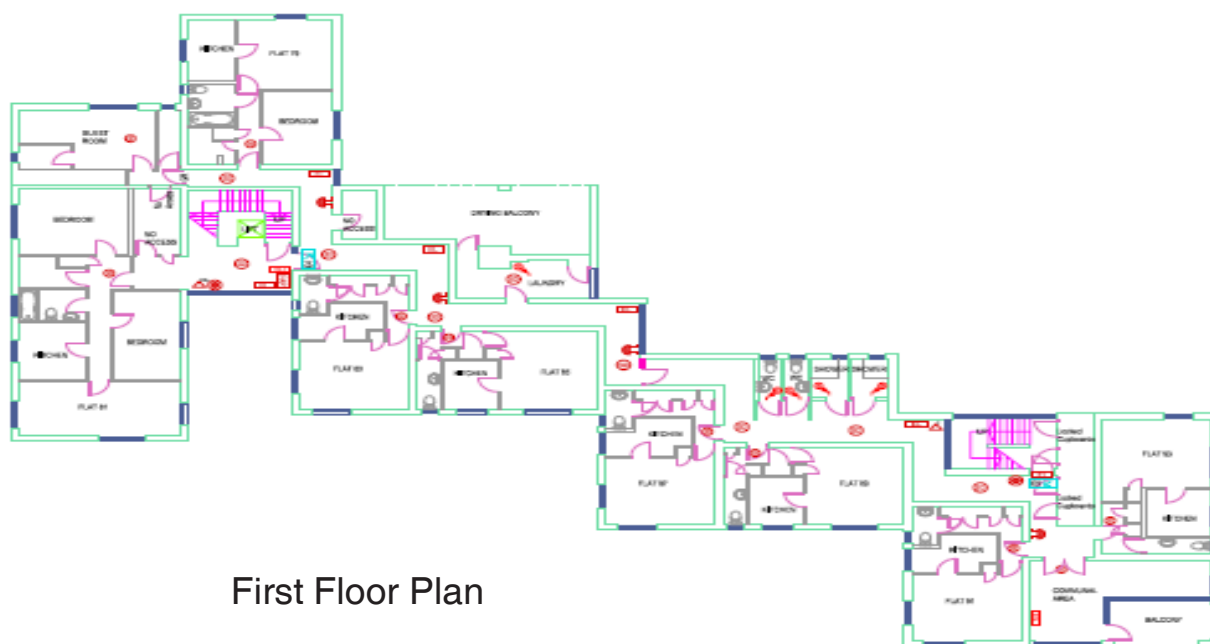
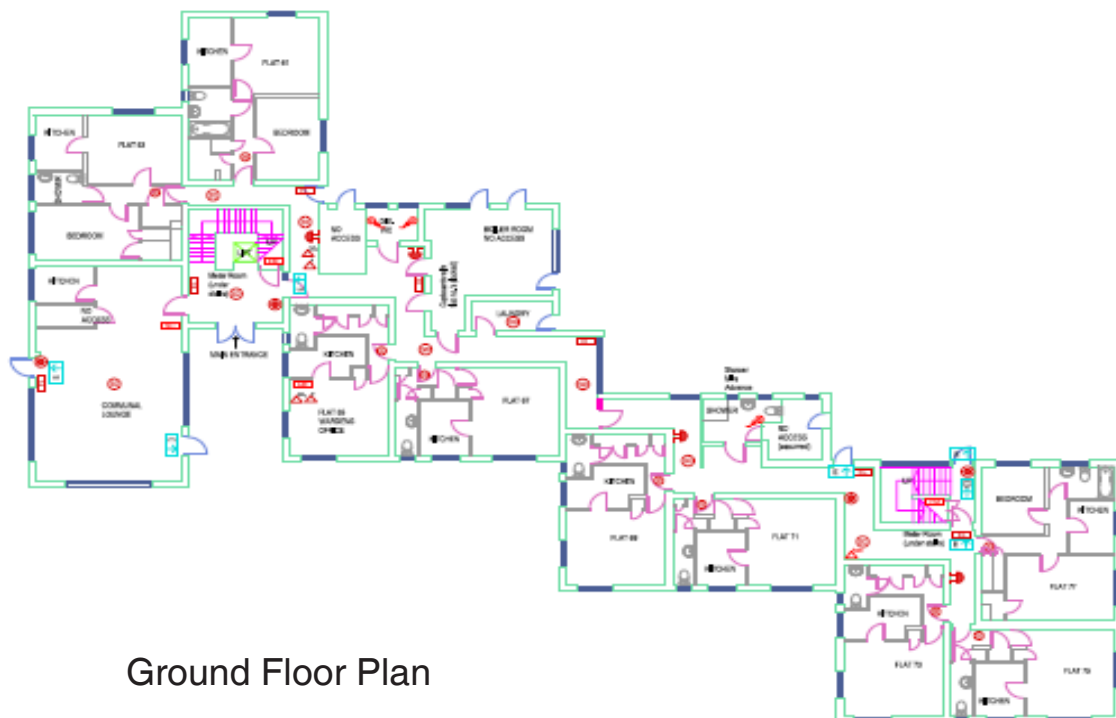
Strictly by prior appointment with the sole agents:

## Fenn Wright

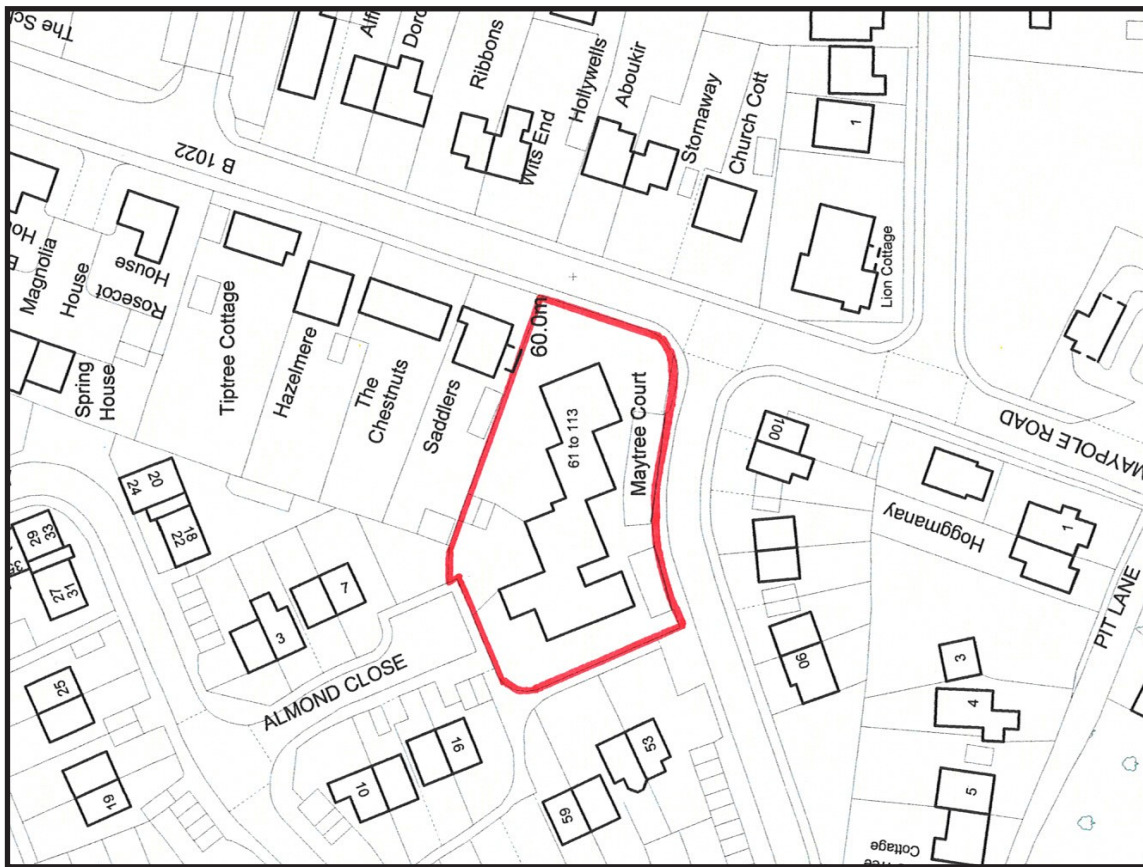
1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

Lewis Chambers T. 01206 216562 E. lcc@fennwright.co.uk  
James Angel T. 01206 216558 E. jda@fennwright.co.uk







Plan Not to Scale for Identification Purposes Only



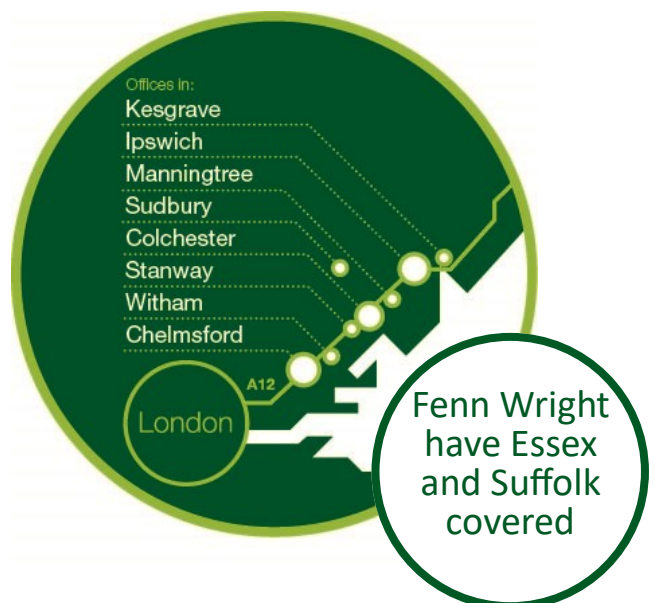
For further information

**01206 216 565**

**fennwright.co.uk**

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Particulars for Maytree Court, Walnut Tree Way, Tiptree, Colchester, Essex, CO5 0NL