

## FOR SALE

Former Police Station /  
Development Opportunity (STP)  
2,529 sq. ft. (235 m<sup>2</sup>)

## FORMER BOCKING POLICE STATION

175 - 179 Church Lane, Bocking, Braintree, Essex, CM7 5SG

- Former Police station
- Predominantly residential location
- On site car parking
- Development potential (STP)

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

[www.kemsley.com](http://www.kemsley.com)





## LOCATION

Bocking is located approximately 1.5 miles north of Braintree town centre.

The building fronts Church Lane (B1053) although is set back from the main road.

Church Lane is a predominantly residential location, and offers convenient access to the A120 linking Bishops Stortford, Stansted and Colchester.

## DESCRIPTION

Comprising a two storey detached former Police station, each floor is arranged as a number of rooms throughout including offices, interview rooms, locker areas and stores, together with kitchen and toilet facilities.

There are large grounds and car parking to the rear of the main building, accessed via a driveway along the side elevation.

## PLANNING

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Braintree District Council.

## ACCOMMODATION

Ground Floor	1,410 sq. ft.	(131 m <sup>2</sup> )
First Floor	1,119 sq. ft.	(104 m <sup>2</sup> )
<b>Total</b>	<b>2,529 sq. ft.</b>	<b>(235 m<sup>2</sup>)</b>
<b>Total Site Area</b>	<b>18,510 sq. ft.</b>	<b>(0.42 acres)</b>

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

## TENURE

The property is available Freehold

## PRICE

Conditional and unconditional offers in excess of £450,000 are invited.

## EPC

An EPC has been commissioned.

## VAT

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

## BUSINESS RATES

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

## 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 sole agents

Chris Cornhill

Tel: 01245 342051

Email: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Tim Collins

Tel: 01245 342042

Email: [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)

AC2251/4.18/TAC

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



Our Ref: CC/SB/AC2251 – L02

Your Ref:

14 May 2018

To Whom It May Concern

**Bocking Police Station, 175 - 179 Church Lane, Bocking, Essex, CM7 5SG**

We thank you for your recent interest in the above property. Our Clients have instructed us to write to all interested parties requesting they submit their formal offer, subject to contract, by:

**12pm Midday on Friday 1<sup>st</sup> June 2018**

In order for the vendors to consider the offers, your proposal should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers.
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids).
- 3 The name and address of your solicitors.
- 4 Confirmation of the basis of your offer i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously.

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the vendors reserve the right not to accept the highest or indeed any bid. You should be aware that the Social, Economic and Environmental benefits/impacts to the local area of each offer may be considered when assessing value.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Chris Cornhill by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com) and clearly marked "Bocking Police Station Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely



**CHRIS CORNHILL  
ASSOCIATE  
KEMSLEY LLP**

Direct line: 01245 342051

Mobile: 07342 038292

E-mail: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Regulated by RICS

Basildon, Chelmsford, London, Romford, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192  
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FS 33283



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## TENDER PROFORMA



<b>DATE:</b>		KEMSLEY REF:	AC2251
<b>PROPERTY:</b>	BOCKING POLICE STATION 175 – 179 CHURCH LANE BOCKING ESSEX CM7 5SG		
<b>PURCHASER:</b>	Name		
	Registered Address		Correspondence Address
	F.A.O		
	Tel		
	Mobile		
	Email		
<b>TENURE:</b>	Freehold		
<b>PRICE:</b>	£		
(words)			
<b>FUNDING: (delete as appropriate)</b>	Cash / Bank Funding / Pension Fund  Details of Bank / Lender:  Proof of funding attached      Yes / No		
<b>OVERAGE</b>			
<b>DEPOSIT:</b>	We would normally seek a 10% deposit. Please confirm this is acceptable or suggest your alternative.		

## **TENDER PROFORMA**



<b>EXCHANGE:</b>	Unless you advise to the contrary exchange of contracts to take place within 28 days.
<b>COMPLETION:</b>	Unless you advise to the contrary completion will take place 28 days after exchange of contracts.
<b>PURCHASER AGENT:</b>	Company Address  F.A.O Tel Mobile Email
<b>PURCHASERS SOLICITOR:</b>	Company Address  F.A.O Tel Mobile Email
<b>CONDITIONS / OTHER:</b>	