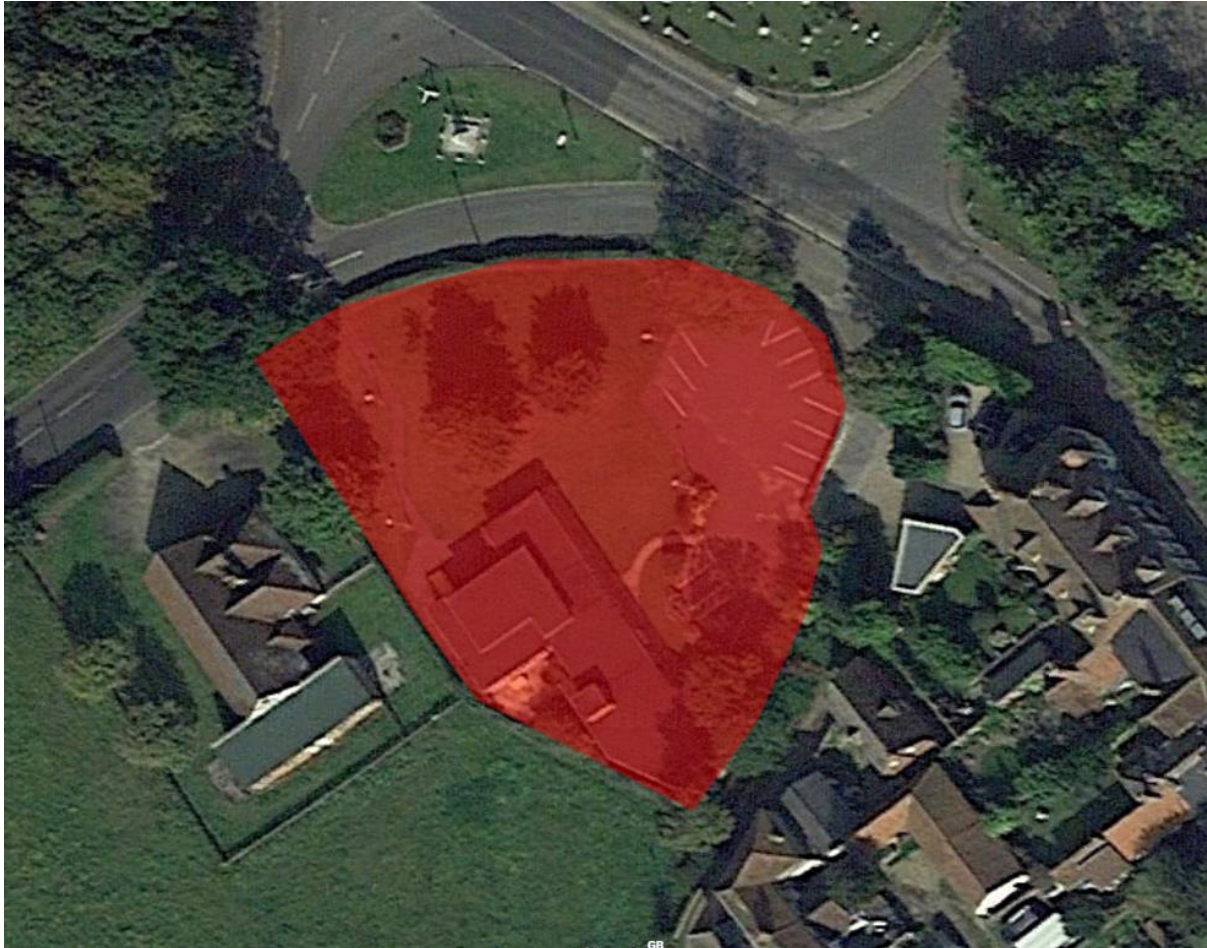


Residential Development Opportunity

NHS Mistley Clinic, New Road, Mistley, Essex CO11 1ER

For Sale



Note: Red line shows approximate site boundary, for guidance only.

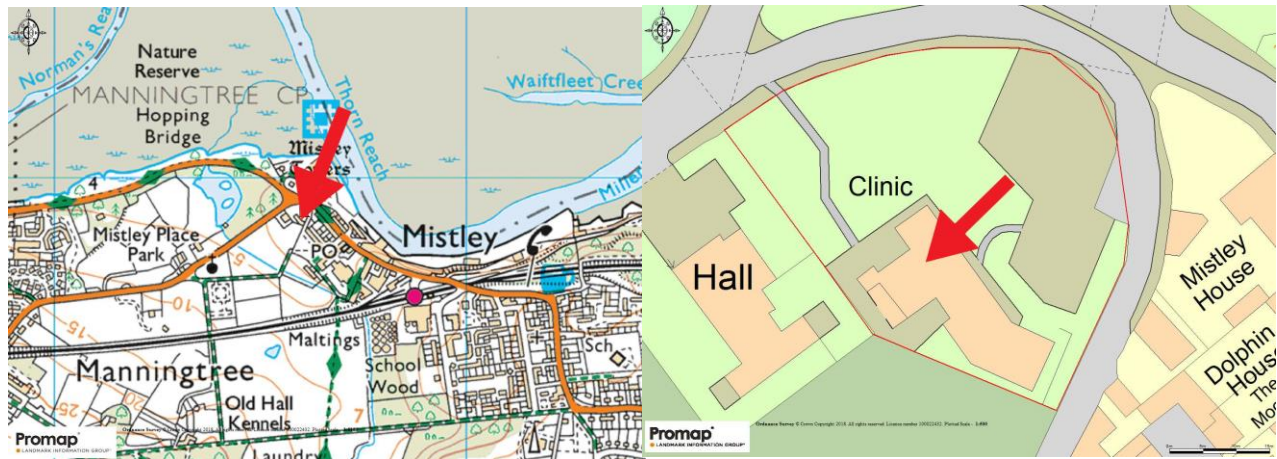
Offers are invited on both a conditional and unconditional basis

- Development opportunity for the demolition of existing (D1) NHS clinic – (subject to planning)
- Site area of circa 0.53 acre (0.21 h/a)
- Easy access to Mistley town centre and main line station to London Liverpool street from Manningtree station
- Freehold and vacant possession
- Site comprising a detached single storey clinic, car park and lawn to front

Savills Chelmsford

Savills, Parkview House, Victoria Road South
Chelmsford.
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Note : Red line shows indicative boundary only

Location

Mistley is a small town situated on the Eastern edge of the Tendring District overlooking the River Stour, to the West is Manningtree town at 0.7 miles (1.1km), situated approximately 11.8 miles (19km) to the North is Ipswich, and to the South West is Colchester at 10.6 Miles (17km).

Mistley has its own train station, with a regular train service to London and connecting services to all major towns in the area including Ipswich, Colchester, Chelmsford, Norwich. Typical journey time to London Liverpool Street is approximately 1 hour 10 minutes. There is a good variety of local shops, plus amenities within the centre of Manningtree Town, with a large Co-op just outside the towns centre.

Description

The site is located on the outskirts of Mistley towards Manningtree, it extends to circa 0.53 acres (0.21h/a). The sites midpoint has a depth of 50m (164ft) and from the back the sites width extends to 57m (187ft). The former NHS clinic is located to the rear of the site, with parking to the front. There is a pedestrian access to the west of the site. Subject to planning the site offers developers the opportunity to demolish exiting clinic and provide residential units.

Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Planning

The site has gone through a pre-app, the full details are in the Dropbox.

EPC Register

The Energy Performance Asset Ratings for the property is B(40). The EPC register is available in the Drop Box.

Drop Box

<https://www.dropbox.com/sh/ar1k9ke1lo47hhx/AABfuVWnNjwiGf58kKu2lB59a?dl=0>

Tenure and Possession

The site is available for sale on a freehold with vacant possession.

Viewing

Viewing should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the site. Viewers visit the site at their own risk.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such as tax shall be payable by the purchaser.

Method of Sale

The site is being marketed by way of private treaty, with offers invited on a conditional and unconditional basis.

In submitting offers, parties will be asked to provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Offers should be sent to the vendors agent Savills, for the attention of **Thomas Higgins, Savills, Parkview House, Victoria Road South, Chelmsford Essex CM1 1NG** or via an email to **thomas.higgins@savills.com**

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Contacts

Thomas Higgins
+44 (0) 1245 293250
thomas.higgins@savills.com

Paul Maidment
+44 (0) 1245 293280
pmaidment@savills.com

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

