

# PROPERTY DETAILS

## ROSEMARY LANE, HALSTEAD, ESSEX, CO9 1HR FOR SALE



**FREEHOLD COMMERCIAL DEVELOPMENT SITE  
(ALLOCATED FOR EMPLOYMENT USE)**

**RESIDENTIAL DEVELOPMENT POTENTIAL SUBJECT TO THE  
NECESSARY CONSENTS**

**Approx. 0.55 ha (1.36 acres) in total**



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- Location:** Rosemary Lane is situated on the north side of Halstead town centre. It is located off the A131, 6 miles to the north east of Braintree which connects with the M11 via the A120. The land forms part of the Broton Trading Estate and is accessed via Butler Road, Broton Drive and Rosemary Lane.
- Description:** The available land extends to approximately 0.55 ha (1.36 acres) gross as shown edged red and edged and hatched blue on the plan on the front of the details.
- Planning**
- The land is allocated in the Adopted Local Plan Review 2005 partly for employment use and partly as an existing employment area. Braintree District Council adopted a new Core Strategy in 2011 in which the land is allocated within the Employment Policy area.
- The Council are currently preparing a new Local Plan which will set out their strategy for future development and growth up to 2033. The Council is looking to allocate land for around 10,000 new homes, as well as the infrastructure, employment and community facilities to support them.
- Prospective purchasers are advised to make their own enquiries regarding specific development proposals.
- Title/Tenure:** Land shown edged red – Freehold.  
Land shown edged and hatched blue – Occupied by the vendors since 2003.  
Vacant possession will be available on completion.
- Services:** Searches have been carried out in relation to electricity, gas, drainage and highways which are available upon request. Prospective purchasers will need to satisfy themselves on the precise location and availability of services.
- Terms:** The owners are seeking unconditional offers for the interests in the whole site.
- VAT:** The purchase price will attract VAT at the current rate. Interested parties are advised to consult their professional advisors as to their liabilities.
- Additional Information:** An information pack including relevant legal and technical information is available upon request.
- Viewing:** The site can be viewed from Rosemary Lane and the surrounding footpaths. Full access can be organised subject to prior arrangements through ourselves.
- Contact Details:** To discuss this opportunity in more detail, please contact Ian Terry of Mark Liell & Son on 01799 522833. (Email: [ianterry@markliell.com](mailto:ianterry@markliell.com)).

**SUBJECT TO CONTRACT**  
**October 2018**



### **MARK LIELL & SON LLP DISCLAIMER 2018**

Mark Liell & Son LLP for themselves and for the vendors of this property whose agents they are given notice that:-

1. The particulars as set out are a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely upon them as statements or representations of fact and must satisfy themselves or otherwise as to the correctness of each of them.
3. No person in the employment of Mark Liell has any authority to make or give any representation or warranty whatever in relation to this property;
4. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
5. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers must satisfy themselves as to the fitness of such items for their requirements.
6. The vendor is not obliged to accept the highest or any other offer received for the property.

#### **Anti Money Laundering Legislation**

The Money Laundering Regulations include Commercial Estate Agency work and require us to have anti money laundering procedures in place. Interested parties may be required to provide proof of identity and address.

