

DRAFT DETAILS

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**FOR SALE**

**HARWIN**  
PROPERTY CONSULTANTS

**TENDRING BUSINESS PARK, CLACTON ROAD, HORSLEY CROSS, MANNINGTREE, CO11 2NZ**



**A 26.5 ACRE DEVELOPMENT SITE WITH OUTLINE PLANNING CONSENT FOR B2/B8**

### **Description**

The site is approximately 26.5 acres of farmland and has outline planning consent for 28,280 Sq m of B2 & B8. (Ref - 13/0075/OUT). My clients have recently submitted a new application to deal with some of the reserved matters (Ref - 17/01310/DETAIL) this is due to be determined in early November 2017. Link to get to the planning information is here. <https://idox.tendringdc.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=OUCYNDQB0EL00>

### **Location**

The site is superbly position adjacent to the A120 and has excellent roadside prominence, which may be suitable for alternative planning uses (subject to planning).

### **Features**

- Outline planning for 28,280 Sq M / 300,000 Sq ft
- B2/B8 use
- 9 miles from Port of Harwich
- 8 miles to Junction 29 of the A12 & Colchester
- 20 mins drive to A14, Ipswich.

### **Quoting Terms**

£1,750,000 for the Freehold Interest.

### **VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### **Legal Fees**

All parties are to bear their own legal and professional costs incurred during the course of any transaction.

### **Viewing/Further Information strictly by appointment via joint sole agents:**

**HARWIN**  
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**BROOKS LENEY**  
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