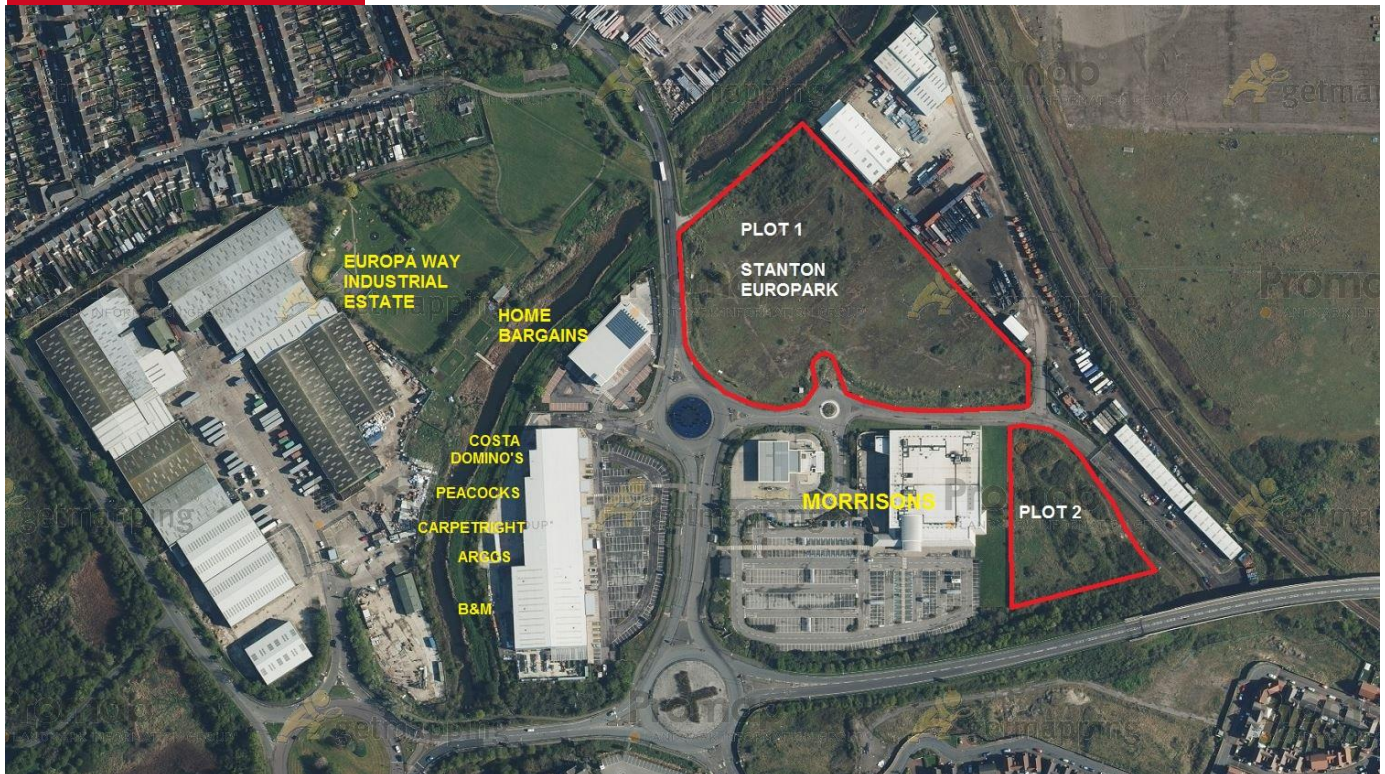


LAND**BUSINESS
SPACE
AGENCY****FOR SALE**

STANTON EUROPARK, FRESHFIELDS ROAD, HARWICH, ESSEX

PRIME DEVELOPMENT SITE FOR SALE FREEHOLD APPROX 8.2 ACRES 3.3 HECTARES

- **PRIME DEVELOPMENT SITE FOR SALE**
- **ADJACENT TO HARWICH INTERNATIONAL PORT**
- **EASY ACCESS TO A120**
- **PROMINENT POSITION ADJACENT TO HARWICH GATEWAY RETAIL PARK AND MORRISONS**

LOCATION

Stanton Europark is located 16 miles from Colchester and 75 miles north east of London. Excellent access is provided to the A12 via the A120 which links with J28 of the M25 and the national motorway network.

Harwich International Park is situated to the north of the site and handles both passenger and freight traffic to the continent.

DESCRIPTION

The site comprises two undeveloped plots of green field land benefiting from a lapsed planning consent for B2 and B8 uses. Access to Plot 1 is provided via the Iconfield roundabout with Plot 2 accessed via the service road opposite the Phoenix Valley development.

The Harwich Gateway Retail Park is situated immediately to the west of the site and houses occupiers such as Argos, Costa Coffee B&M, Home Bargains, Carpetright and Domino's. Morrisons superstore is situated immediately opposite the retail park.

STANTON EUROPARK, FRESHFIELDS ROAD, HARWICH, ESSEX

**PRIME DEVELOPMENT SITE
FOR SALE FREEHOLD
APPROX 8.2 ACRES 3.3 HECTARES**

ACCOMMODATION

SITE	ACRES	HECTARES
Land	8.2	3.3

TERMS

The site is offered for sale freehold with vacant possession and offers are sought on an unconditional basis.

GUIDE PRICE

£2,000,000.

VAT

We understand that VAT is payable on the purchase price.

SERVICES

We are advised that all mains services are available to the site.

ENVIRONMENTAL

An Environmental Report is available upon application.

PLANNING

The site lies within the jurisdiction of Tendring District Council. Outline planning permission was granted in March 2012 for the development of industrial warehouse (B8) and general industrial (B2) including ancillary office accommodation, car and lorry parking and associated uses. Application No: 11/00638/OUT.



VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP
Daniel Wink

CONTACT

For further details on these and many other available properties please contact:



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05 May 2018

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