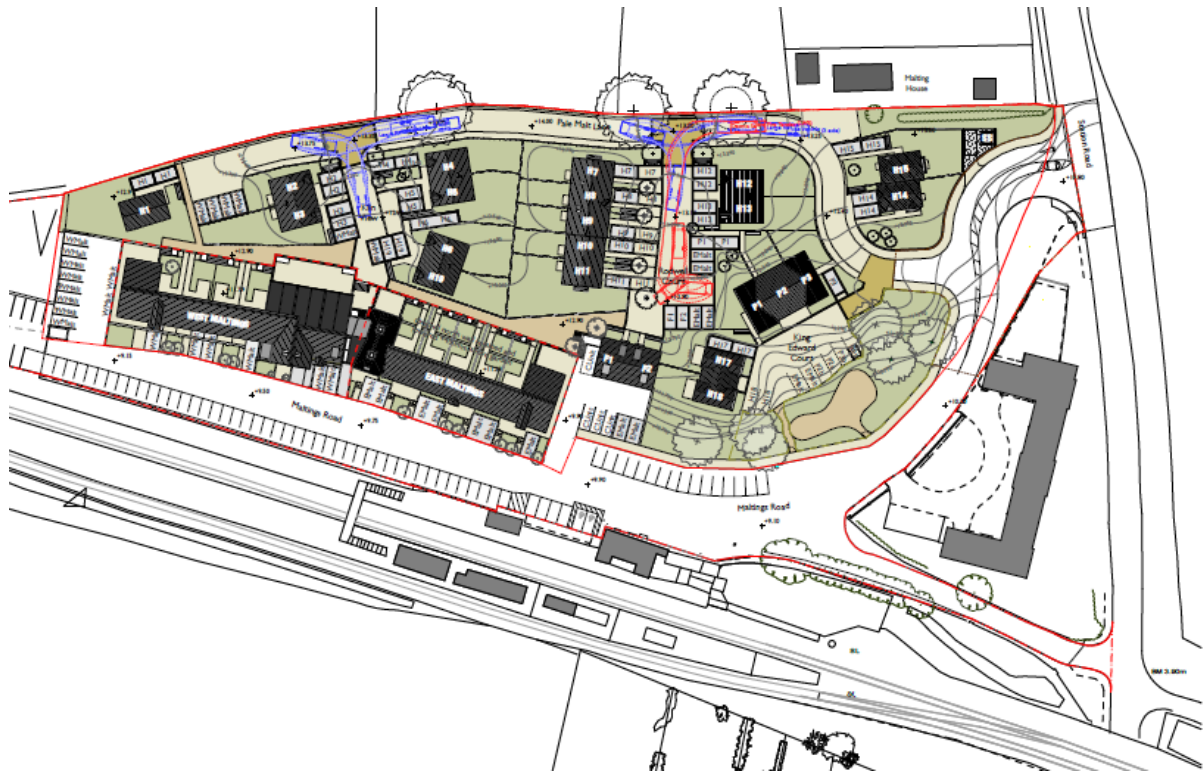
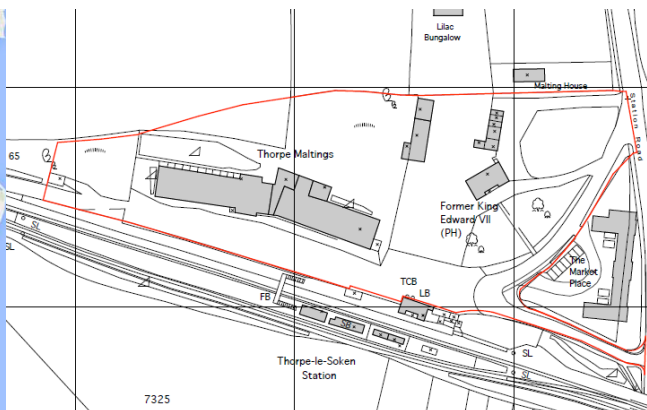
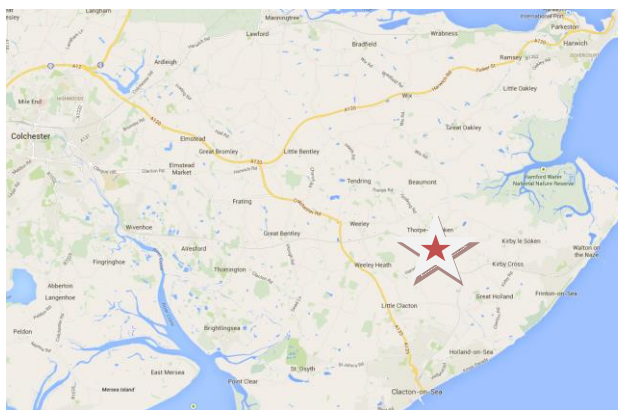


Residential Development Opportunity

Site at Thorpe Maltings, Maltings Road, Thorpe le Soken, Essex, CO16 0HQ



- Residential Development Site
- Planning consent for 54 residential and 1 commercial unit
- Freehold with vacant possession
- Site Area Extends to Approximately 1.34 Hectares (3.31 Acres)
- Tendring District Council



Location

The property is located on the outskirts of the town of Thorpe le Soken, in North East Essex.

Thorpe-le-Soken High Street is situated c. half a mile to the north of the site, accommodating a range of facilities including shops, post office, junior school, senior school, public houses and restaurant. Supermarkets are available within five to ten minutes drive. The village is some 20 minutes drive to Colchester, or an 18 minute train journey. London is a 70 minute direct service.

Lifhouse Spa & Hotel is a short distance to the east of the site, providing luxury spa style hotel facilities constructed in the grounds of the old Thorpe Hall. The gym and health club is open to the public.

Site Description

The site is situated off Station Road, directly adjacent to the Railway Station, extending to approximately 1.34 hectares (3.316 acres) and falls within Thorpe Station and Maltings Conservation Area. Part of the Maltings complex is Grade II listed and the facade is to be retained as part of the consented development scheme.

Planning

Planning consent was granted in 2014 for the development of 54 dwellings and one commercial unit, under planning reference 13/01385/FUL. Details of units consented as follows:

	Qty	Total
<u>Maltings units</u>		
Town Houses within new build West Malting	4	
Town Houses (retained façade East Malting)	5	
Total Town Houses		9
East Malting Apartments (retained façade)	4	
West Malting Apartments	4	
Central Kiln Apartments	14	
Flats above New Build Commercial Unit (Shop)	2	
Total Apartments		24
<u>Former King Edward VII Public House</u>		
Converted Houses	3	3
<u>New Build Houses</u>	18	18
		54

Existing Wayleaves, Easements and Right of Ways

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

Tenure and Possession

The site is available for sale on a freehold basis.

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.

Should you wish to make an appointment, please contact Tony Lockwood +44 (0) 1245 293263, or tlockwood@savills.com

VAT

The King Edward site has an Option to Tax in force; VAT will be charged unless suitable certification is provided.

Method of Sale

The marketing process is to be concluded by informal tender. Deadline for offers to be confirmed. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Informal tenders should be sent to the agents, for the attention of Tony Lockwood, Savills, 136 New London Road, Chelmsford Essex CM2 0RG or by email to tlockwood@savills.com

The vendors do not undertake to accept the highest offer or indeed any offer.

Data Room

<https://sites.savills.com/thorpemaltings>

Important Notice

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

1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any 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 representation 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 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.