

Residential Development Opportunity

The Monkwick Clinic

12 The Parade, Queen Elizabeth Way, Colchester, CO2 8LY

Freehold For Sale by Informal Tender.



- Residential development opportunity, subject to planning.
- Offers invited on a conditional and unconditional basis.
- Vacant former NHS surgery.
- Pre-application from Colchester Borough Council for two options, subject to planning.
- Site area of approximately 1,041.5m² (0.26 acres).
- Current building circa 363.2m² GIA.

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

Savills Chelmsford,
Parkview House,
Victoria Road South,
Chelmsford CM1 1NG:

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Location

The site is located in Blackheath, a district to the south of the historic town of Colchester, Essex. Colchester town centre is approximately 2 miles to the north, with trains from Colchester Town Rail Station providing direct links into Chelmsford and London Liverpool Street Station.

Description

The site itself comprises a purpose-built, single-story medical clinic, owned and operated by the NHS until its closure in 2017. The overall GIA of the building is 363.2 sq.m.

The district of Blackheath is well served by bus routes, and a bus-stop is situated directly adjacent to the property. The property borders onto a small parade of retail units; predominantly fast food chains and small independent stores. Further afield, Blackheath has various restaurants, bars and other services.

Colchester, to the north, has all the typical amenities and services expected in a large town.

The site extends to approximately 1,041.50m² (0.26 acres).

EPC Rating = D (85)

Planning

The property has potential for development, subject to planning.

Tenure and Possession

The property is available for sale on a freehold basis with full vacant possession provided.

Viewing

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

Further Information

Further information available within Data Room:

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

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 informal tender, with offers being invited on a conditional or an unconditional basis.

Informal tenders should be sent to Parkview House, Victoria Road South, Chelmsford, CM1 1NG, for the attention of Paul Maidment or Neil Snyman.

Tender Deadline: 12pm on Thursday 29th November 2018.

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

Contacts

Please contact:

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