

FOR SALE

Former Police Station /
Development Opportunity (STP)
2,529 sq. ft. (235 m²)

FORMER BOCKING POLICE STATION

175 - 179 Church Lane, Bocking, Braintree, Essex, CM7 5SG

- Former Police station
- Predominantly residential location
- On site car parking
- Development potential (STP)

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Bocking is located approximately 1.5 miles north of Braintree town centre.

The building fronts Church Lane (B1053) although is set back from the main road.

Church Lane is a predominantly residential location, and offers convenient access to the A120 linking Bishops Stortford, Stansted and Colchester.

DESCRIPTION

Comprising a two storey detached former Police station, each floor is arranged as a number of rooms throughout including offices, interview rooms, locker areas and stores, together with kitchen and toilet facilities.

There are large grounds and car parking to the rear of the main building, accessed via a driveway along the side elevation.

PLANNING

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Braintree District Council.

ACCOMMODATION

Ground Floor	1,410 sq. ft.	(131 m ²)
First Floor	1,119 sq. ft.	(104 m ²)
Total	2,529 sq. ft.	(235 m²)
Total Site Area	18,510 sq. ft.	(0.42 ha)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available Freehold

PRICE

Conditional and unconditional offers in excess of £450,000 are invited.

EPC

An EPC has been commissioned.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Braintree District Council.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

Chris Cornhill
Tel: 01245 342051
Email: chris.cornhill@kemsley.com

Tim Collins
Tel: 01245 342042
Email: chris.cornhill@kemsley.com

AC2251/4.18/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.