



FOR SALE

COMMERCIAL  
DEVELOPMENT  
LAND

1.05 – 6.30 ACRES  
(0.42 – 2.54 HECTARES)

WITH PLANNING PERMISSION  
FOR B1, B2 & B8 USES

- Outline planning permission granted
- Available as land parcels or the whole
- Main road frontage to Maldon Road (A414)
- Forms part of major town expansion
- Previously undeveloped site

**KEMSLEY**  
LLP  
 PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)

# DESCRIPTION

The property comprises an irregular, mostly level parcel of previously undeveloped land; forming part of Crest Nicholson's Wycke Hill residential led development - which will provide 394 dwellings over a five year period (circa 125 completed dwellings as of Dec 2021).

The property has a main road frontage to Maldon Road (A414) to the north boundary. Eastern and southern boundaries are part to new build commercial premises (nursery) and mostly to the residential scheme. The western boundary is to a private access road to a commercial property.

Vehicular access from Maldon Road (A414) has been constructed by the vendor. We are advised that there will be services (electricity, water and sewage) to the site, albeit unconnected to specific land parcels.

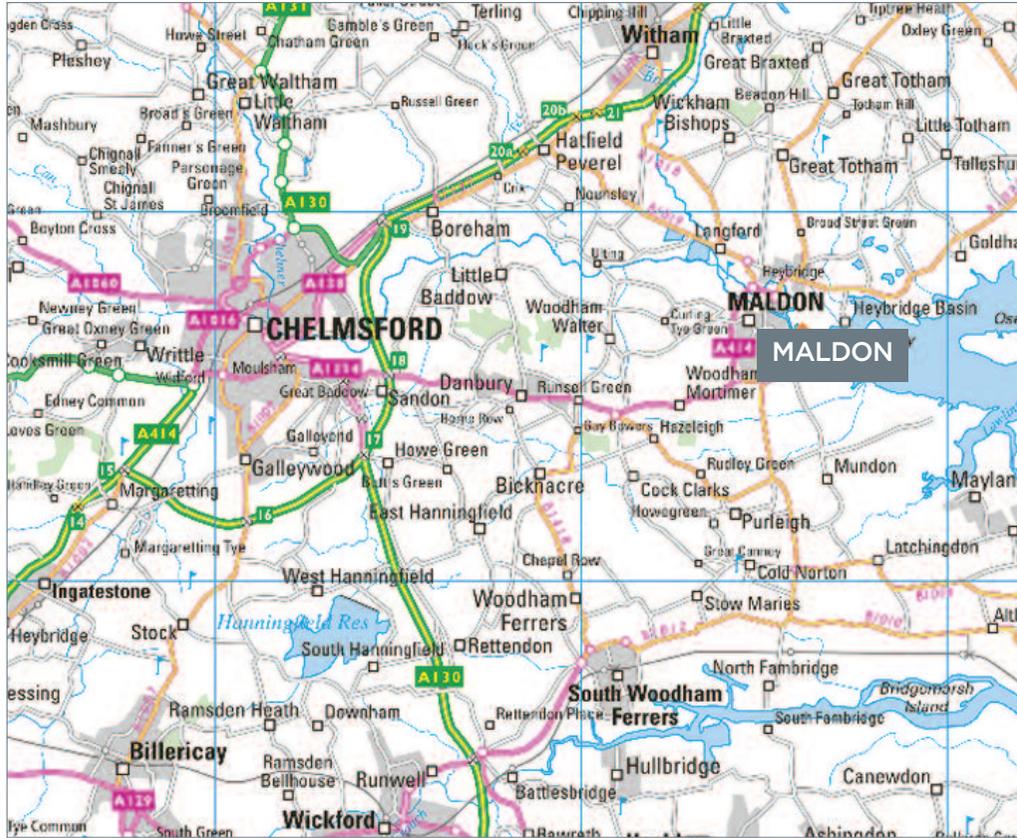


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LIMEBROOK WAY, OFF MALDON ROAD (A414), MALDON, ESSEX CM9 6FU

# LOCATION



Limebrook Way is located approximately 1.6 miles to the south west of Maldon town centre and Heybridge; and 9.5 miles to the east of the city of Chelmsford. Via Maldon Road (A414) vehicular access is provided to Maldon town centre and to the A12, Junction 18 (Sandon), approximately eight miles to the west.

The established commercial areas of Wycke Hill Business Park and West Station Yard Industrial Estate are a short distance to the north, together with a Morrisons supermarket and petrol station, Wickes DIY centre and Costa Coffee (opening 2022).

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# MASTERPLAN



The Property

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## PLANNING

Outline planning permission for B1, B2 & B8 uses has been granted via Maldon District Council Ref: OUT/MAL/14/01103.

## ACCOMMODATION

Plot A:	4.03 acres	(1.63 ha)	
Plot B:	0.69 acres	(0.28 ha)	<b>SOLD</b> (Nursery site)*
Plot C:	1.20 acres	(0.49 ha)	
Plot D:	1.06 acres	(0.43 ha)	
<b>Total</b>	<b>6.30 acres</b>	<b>(2.54 ha)</b>	*Excludes Plot B

## SERVICES

Further details upon application.

## TERMS

The property is available as individual freehold land parcels from 1.05 acres (0.42 hectares), as combined land parcels, or as a whole (6.30 acres/2.54 hectares). Unconditional or conditional (upon detailed planning permission) will be considered.

## PRICING

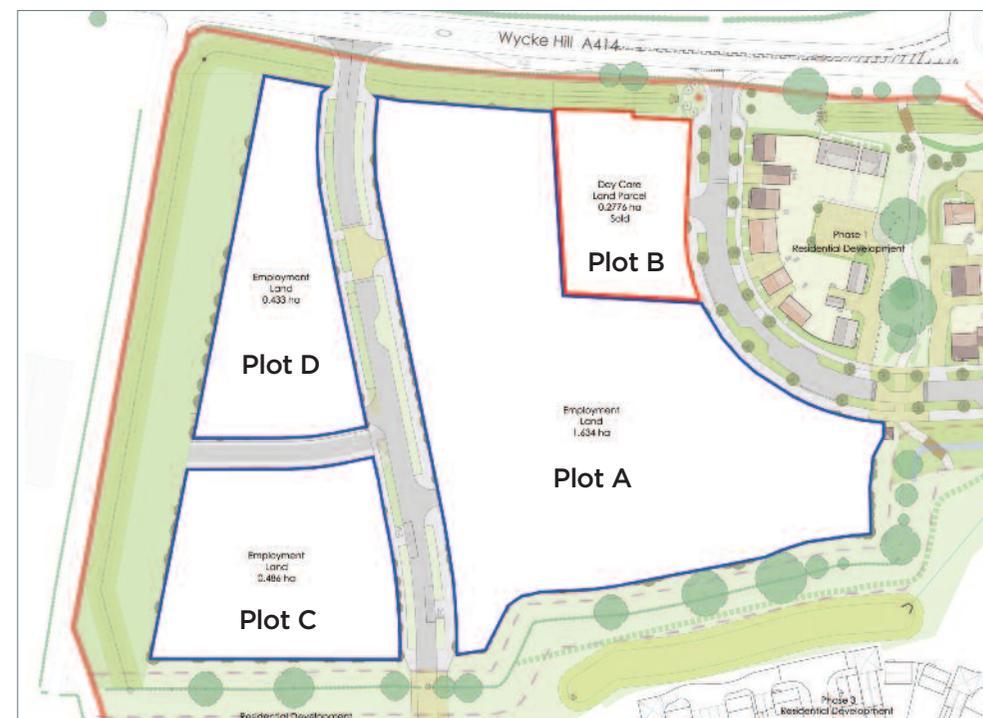
Upon application

## VAT

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

## LEGAL FEES

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



Indicative plan and not to scale

## CONTACT & VIEWING

Strictly by appointment via sole agent:

Chris Cornhill 01245 342051 / 07342 038292 [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Tim Collins 01245 342042 / 07720 806194 [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)



Messrs. Kemsley LLP, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. All negotiations must be conducted through the sole agents, Kemsley LLP. Under the Finance Act 1989, VAT may be applicable at the standard rate. January 2022

LIMEBROOK WAY, OFF MALDON ROAD (A414), MALDON, ESSEX CM9 6FU