

# FOR SALE

Investment / Development Opportunity  
Site Area 2.89 acres (1.17 hectares)

Railway Garage, Station Road, Kelvedon, Essex, CO5 9NR



- Mixed use town centre location
- Development potential - subject to planning
- Railway station adjacent - services into London
- Approx. income £165,000 per annum (gross)

**KEMSLEY**  
LAND & DEVELOPMENT

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Kemsley LLP, 113 New London Rd, Chelmsford, CM2 0QT



# Railway Garage, Station Rd, Kelvedon, CO5 9NR

## Location

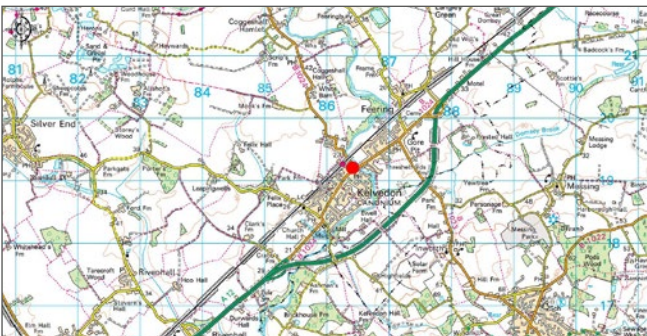
Kelvedon expanded significantly in the Victorian era on the back of its mainline rail services on the Colchester to London Liverpool Street line, and is well placed in terms of access to both the A12 and A120 major arterial routes. The High Street has local shopping facilities and public houses, with more extensive shopping, schools and services at Witham. Regional shopping is available at Braintree, Colchester and Chelmsford all of which are within easy reach. Kelvedon is surrounded by countryside making it a desirable place to live.

## Description

The property is currently utilised as a car showroom and garage with associated offices, workshops, body shop and paint shop. The property also benefits from a covered external car sales display area and extensive parking plus lock-up garages. The rear part of the site is utilised as car parking for commuters using the adjacent railway station. A telecoms mast is located on site near the train station.

## Title

The property is freehold and included within Titles EX740806 and EX873589.



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## Tenancies

Various tenancies exist on site as summarised in the schedule opposite. Copies of the tenancy agreements can be provided to interested parties.

## Car Park Charges

We understand the following car parking charges apply:

Daily £5 (off peak) £7.50 (peak)

Monthly £100-£120

Weekends £4

## Floor Areas

Floor areas stated in the schedule are measured on a Gross Internal Area basis, are given for guidance only.

## Site Area

The site has been measured by digital mapping and we understand extends to an area of approximately 2.89 acres/1.17 hectares. The site is irregular in shape and slopes in north easterly direction.

A right of way in favour of a third party exists across part of the site. Further details upon request.

## Planning

Planning was refused at Appeal in July 2024 for the erection of 24 flats with ground floor commercial units, car parking, and a convenience store on the front of the site, with retention of the commuter car park at the rear. (Braintree Ref 22/03134/FUL).

A further planning application was submitted (Ref 24/01009/COUPA) to determine if prior approval is required for change of use from Class E (commercial/business) to Class C3 (residential). Prior approval is required but was not given.

We believe the site offers potential for commercial and/or residential development subject to obtaining the necessary planning consents. Interested parties should make their own enquiries of Braintree District Council, 01376 552525 or [www.braintree.gov.uk](http://www.braintree.gov.uk)

| Occupier              | Use           | Lease start | Lease end    | Income (annual)   | Comment  |
|-----------------------|---------------|-------------|--------------|---|--|
| Avalon Technology Ltd | Car Park      | 1 May 2024  | 31 May 2028  | Landlord received £131,850 (net of vat) for the year July 2023 – June 2024. | Landlord receives the first £11,400 income per month, thereafter split 60/40 with the operator. PCN income is split 30/70 with the operator. Income paid monthly. Agreement automatically renews for 3 years unless 120 day prior notice served. Agreement is reviewed annually. 190 parking spaces. Landlord income currently averaging £12,189 (net of vat) per month. Estimated landlord income July 2024 – June 2025 circa £150,000 (net of vat) |
| Besnik Dani           | Hand Car Wash | 1 Sept 2019 | 30 June 2020 | £10,440 (net of vat) including business rates and services                  | Outside security of tenure provisions of the Landlord & Tenant Act 1954. Rent is paid monthly. Mutual rolling break clause (3 months notice). A New 3 yr lease agreed on same terms.   |
| On Tower Uk Ltd       | Telecoms Mast | 4 May 2023  | 3 May 2033   | £4,500 + vat  | Rent paid annually. Review every 3 years by CPI. 'Lift & Shift' clause with 24 months notice. Tenant can break every 12 months subject to 6 months notice.   |

|  |           |         |
|--|-----------|---------|
| Showroom                               | 1,700sqft | 158sqm  |
| Workshops                              | 7,178sqft | 667sqm  |
| Offices                                | 1,194sqft | 111sqm  |
| Bodyshop                               | 6,055sqft | 563sqft |
| Canopy                                 | 6,067sqft | 564sqm  |
| Crofton House (former office building) | 1,700sqft | 158sqm  |



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## Business Rates

The property currently has the following Rateable Values:

|  |          |
|--|----------|
| Car showroom, garages, offices and car parking | £147,000 |
| Hand car wash                                  | £7,000   |
| Telecoms mast                                  | £8,300   |

## Method of Sale

The site is available to be purchased freehold with the benefit with existing tenancies. Vacant possession will be provided on completion to accommodation occupied by Cyril J Deal (trading as Deals of Kelvedon). All other existing tenancies and occupational agreements will remain in place as part of any sale.

## Price

£3,000,000

## VAT

Sale of the property will be subject to VAT.

## Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

## Legal Fees

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

## Contact

All enquiries to be directed to the sole agents:

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