

# BY ORDER OF ADMINISTRATORS FREEHOLD OPPORTUNITY

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## Homebridge Manor, WITHAM Essex CM8 1EF

### CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

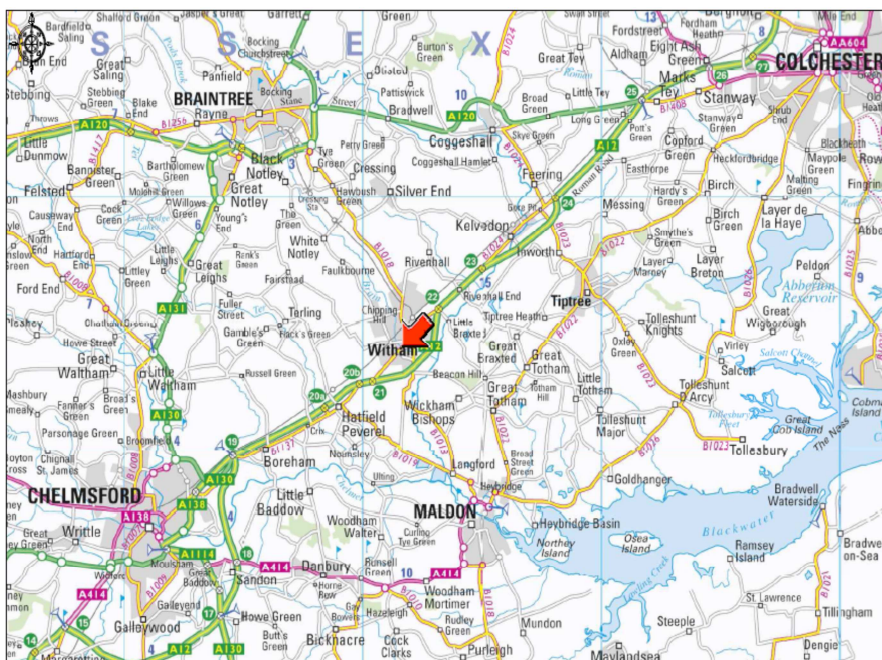
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# Homebridge Manor, WITHAM, Essex, CM8 1EF



## LOCATION

Homebridge Manor is located in the market town of Witham in Essex, in an area administered by Braintree District Council. It is approximately seven miles northeast of Chelmsford and 45 miles northeast of Central London.

Witham is a pretty town with a popular high street offering a good range of shops and amenities.

The property is situated close to the centre of Witham, off the Hatfield Road (B1389) which runs through the centre of Witham and is parallel with the A12, which links London with the east coast. The A12 also provide easy access to the M25 Motorway.

Witham Railway Station is approximately one mile northeast of the property providing a direct and regular service to London Liverpool Street Station with a fastest journey time of 45 minutes.

## DESCRIPTION

Homebridge Manor is a one and two storey red brick Grade II Listed building which has been converted to provide 24 assisted living suites with resident's communal dining and living room. Each suite comprises a bedroom, gallery kitchenette and en-suite bathroom. The building has been fully furnished although never been occupied. There is a communal garden and two surface parking spaces.

The site is irregular in shape and circa 0.54 acres in size

## PLANNING

There is potential to convert the existing building to provide a number of private flats. In addition, we believe there is potential to create further surface car parking spaces outside the property. Any change of use or creation of car parking spaces will be subject to planning consent and interested parties must make their own enquiries with the Planning Department at Braintree District Council.

## TENURE

The property is available freehold with vacant possession.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the attached Ordnance Survey extract (for identification only) is to be sold subject to any rights of way, restrictions or easements which may exist whether or not mentioned in these particulars.

## VAT

Please note that VAT, if applicable, may be payable in addition to the purchase price.

## SERVICES

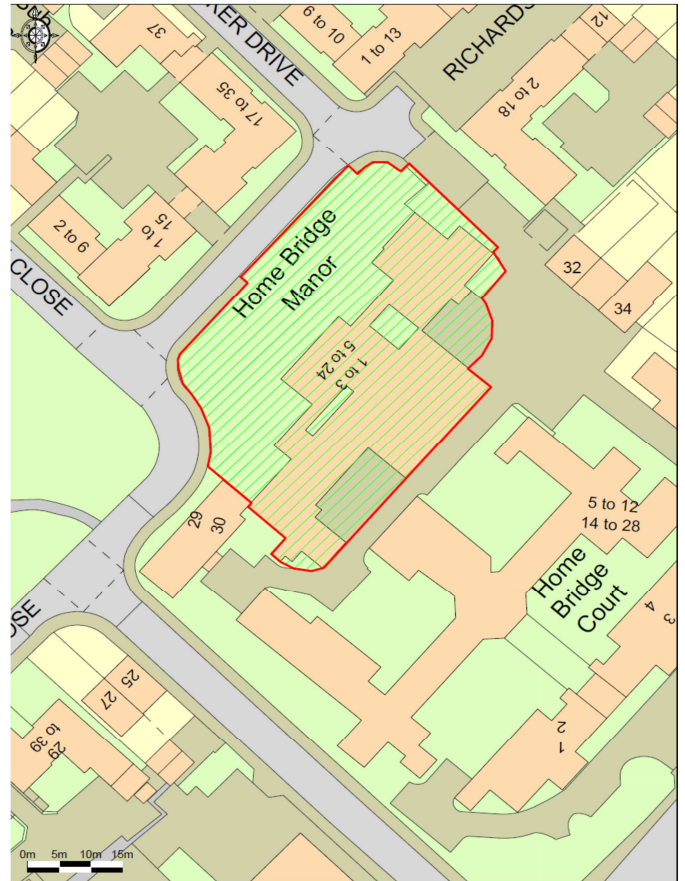
It will be the responsibility of interested parties to ensure the services are available and adequate for any future use of the property.



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## METHOD OF SALE

The property is for sale by private treaty. The vendor reserves the right to run an informal tender. Details will be provided if this is the chosen course of action.



Indicative OS map

### Misrepresentation Act

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