

## Plot 2, Stanton Europark Freshfields Road, Harwich Essex CO12 4EN

**PRIME DEVELOPMENT SITE FOR SALE FREEHOLD  
APPROX 2.2 ACRES 0.89 HECTARES**

- Adjacent to Harwich International Port
- Easy access to A120
- Prominent position adjacent to Harwich Gateway Retail Park and Morrisons



### Location

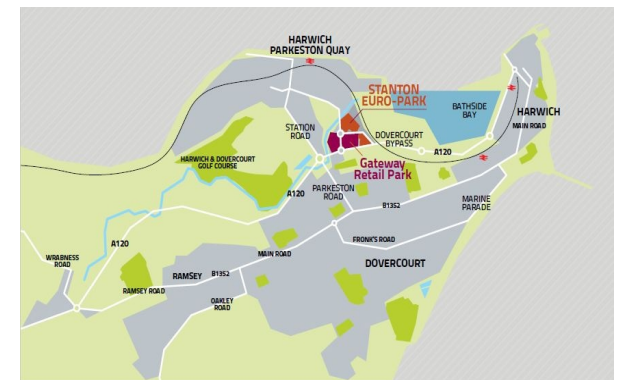
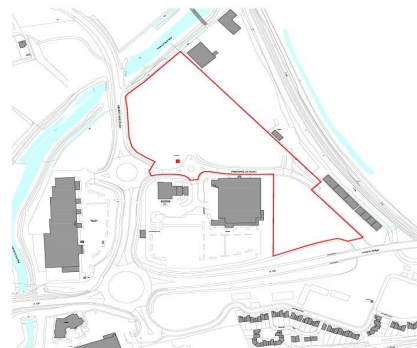
Stanton Europark is located 16 miles from Colchester and 75 miles north east of London. Excellent access is provided to the A12 via the A120 which links with J28 of the M25 and the national motorway network.

Harwich International Park is situated to the north of the site and handles both passenger and freight traffic to the continent.

### Description

The site comprises an undeveloped plot of green field land benefiting from a lapsed planning consent for B2 and B8 uses. Access to Plot 2 is via the service road opposite the Phoenix Valley development.

The Harwich Gateway Retail Park is situated immediately to the west of the site and houses occupiers such as Argos, Costa Coffee B&M, Home Bargains, Carpetright and Domino's. Morrisons superstore is situated immediately opposite the retail park.



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### Accommodation

The site extends to the following approximate area:

Floor	Sq Ft	Sq M
Land	2.2	0.89

### Terms

The site is offered for sale freehold with vacant possession and offers are sought on an unconditional basis.

Guide price £550,000

### Services

We are advised that all mains services are available to the site.

### Environmental

An Environmental Report is available upon application.

### VAT

We understand that VAT is payable on the purchase price.

### Location Map



### Planning

The site lies within the jurisdiction of Tendring District Council. Outline planning permission was granted in March 2012 for the development of industrial warehouse (B8) and general industrial (B2) including ancillary office accommodation, car and lorry parking and associated uses. Application No: 11/00638/OUT.

### Viewing and further information

Strictly by prior appointment through Glenny LLP  
Dan Wink/Jim O'Connell

### Next steps...

For further details on these and many other available properties please contact:



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24-Jun-2021  
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