

**GUIDE PRICE
£800,000 STC**

**SUMMER CAMP,
AMENITY BLOCK / STORES
WITH
40 ACRES OF
GRASSLAND, LAKE
& WOODLAND**



All plans for indicative purposes only

**ST JOHN BOSCO YOUTH CAMP
HALSTEAD ROAD, FORDHAM
COLCHESTER, CO6 3LL**

NP NICHOLAS
PERCIVAL
COMMERCIAL

FOR SALE BY INFORMAL TENDER - BIDS ARE TO BE SUBMITTED BY 17TH JANUARY 2025

TOTAL BUILDINGS - 4,125 SQ. FT.

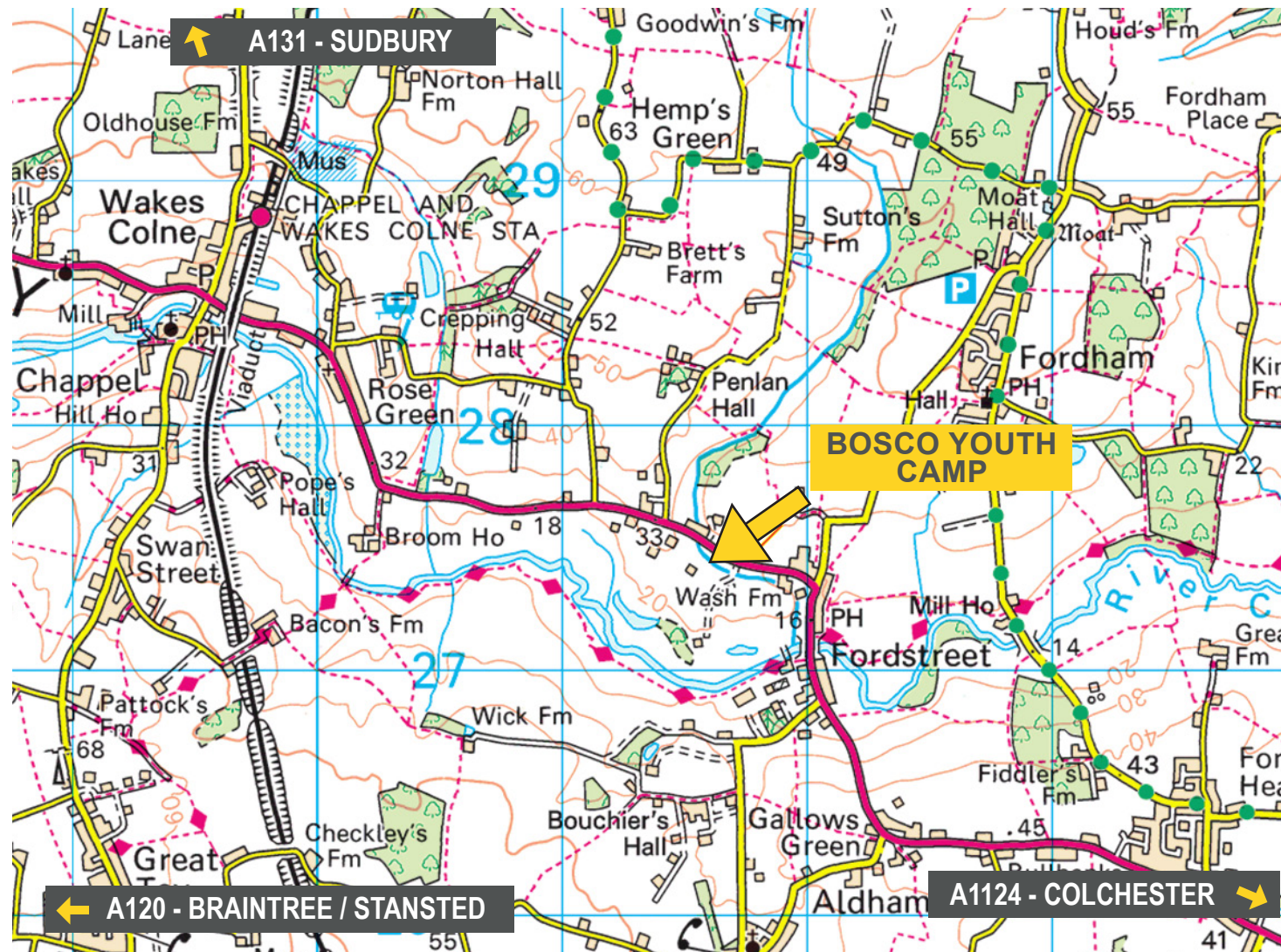
TOTAL SITE - APPROX. 40 ACRES

- River Colne Frontage
- Picturesque Location
- Private Lake
- Former Gravel Pit

LOCATION & SITUATION

The property is situated in the picturesque Colne Valley, approximately 5 miles west of Colchester, with direct access off the A1124. St John's Bosco Youth Camp was established over 30 years ago on the site and offers a summer camp with the benefit of amenity block, stores, play area and paddocks.

From Colchester proceed along the A1124 through the village of Aldham (Ford Street) and past the Should of Mutton Tea Room and Antique Centre. Proceed for approximately 1/4 mile past Wash Farm and the entrance to the property will be found on the left hand side.



DESCRIPTION

The total site area is approximately 40 acres comprising undulating land, mainly meadow with lake, woodland and over 500m of frontage to the River Colne. Included is an amenity block and store building.

ACCOMMODATION

Amenity Block

Comprises in all 3,210 sq ft and is constructed of brick block walls under a pitched tiled roof, rendered externally. Internally, there is a fully fitted commercial kitchen with tiled walls, dry stores, refrigeration area and WC, together with a caretaker's room, store and office.

Both adults and children shower, WC and changing facilities. A boiler provides heating for the hot water via a gas tank and electricity is provided to the premises.

The store building is timber framed and weatherboarded, under a pitch tiled roof and used as a store/workshop area and storage rooms, totalling 915 sq ft.

All windows and doors have the benefit of security shutters for times when not in use.

Land

The majority of land is used as grazing pasture for sheep. Part has stock proof fencing and part has a woodland margin to the boundary. Included within the grounds is a reed bed lake and children's play area.





SERVICES

The mains services of water and electricity are connected to the property and drainage is to a private system.

TOWN PLANNING

The property is situated in Colchester City Council for planning purposes, located outside the Village Envelope.

RATING

The property is described as Youth Camp and has a rateable value of £6,500.

TENURE

The property is to be sold freehold with vacant possession.

EPC

The amenity block has an EPC rating of C-57.

VAT

The property has not been elected for VAT purposes.

OVERAGE

In the event of an enhanced planning permission being obtained an overage of 50% will be payable. Payment will be made on the sale of the property or implementation of planning permission, whichever is earlier. The price payable will be 50% of the difference in value at the date of sale or implementation, whichever is earlier, between the existing use value and that with the benefit of planning permission.

GUIDE PRICE

£800,000 (eight hundred thousand pounds).

METHOD OF SALE

The site is offered for sale on an unconditional basis by informal tender with bids to be submitted by 12 noon on Friday, 17th January 2025. Please note the Vendor reserves the right not to accept the highest, or any, offer.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

For further information please contact:

Billy Coe MRICS - bcoe@nicholaspercival.co.uk

Nicholas Percival FRICS - njpercival@nicholaspercival.co.uk

T: 01206 563 222

REF: C5652

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

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www.nicholaspercival.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.