



**Cannock Mill, Old Heath Road, Colchester, CO2 8AA**

## **For Sale Freehold with Vacant Possession Offers invited for the Whole**

Attractive and well located Residential Housing  
Development opportunity on a total Site Area of  
0.96ha (2.37 Acres)

- Prominent Location
- Suitable for in excess of 25 Low Density Housing Units
- Adjacent Conservation Area and Open Space
- Easy Access to Town Centre

## **LOCATION**

The site is situated in Old Heath with frontage to and access from Old Heath Road, a busy through route into Colchester town centre from the south-east. The majority of the site is set back from Old Heath Road within the Bourne Valley which provides an attractive environment with views over the adjoining open space and woodland. The location is within easy reach of local amenities, services, bus routes, the railway station and within 350m of a local supermarket.

## **DESCRIPTION**

The property comprises Cannock Mill, Cannock Mill House and a significant area of garden and grassland surrounded by and including some mature trees. Cannock Mill is Listed Grade II and currently used in part as an Aquatic Centre. Cannock Mill House remains a private dwelling.

The site extends to approx 0.96 hectares (2.37 acres). The bulk of the site comprises the garden and a former paddock to the rear of Cannock Mill House. The buildings fronting Old Heath Road are occupied by the Puddleducks Nursery (not part of the site) and access to the property is shared with this occupier.

The ground levels fall across the site from south to north offering an attractive undulating setting. There are several large trees located along and within the site boundaries. To the rear of the Mill is Bourne Brook and the former part raised Mill Pond which provides an interesting potential feature.

The southern boundary to the site adjoins the rear gardens of the residential dwellings on Barn Hall Avenue; the western boundary adjoins an area of woodland running along the Bourne Valley to the Bourne Road and the north boundary runs parallel and to the north of the Bourne Brook.

## **ACCOMMODATION**

Site area approx 0.96 hectares (2.37 acres)

## **SERVICES**

All main services are believed to be available in the local area.

## **PLANNING**

The site is shown in the Colchester Borough Site Allocations DPD as being white land with no special planning connotation. Cannock Mill dates from 1835 and is listed Grade II. An application for Listed Building Consent to convert to a single dwelling has been submitted

An outline planning application has been submitted for the development of the balance of the site excluding Cannock Mill and Cannock Mill House as 22 no. x two, three and four bedroom houses and 1 x two bed FOG with 52 car spaces in a layout that responds to the site features referred to above.

A resolution to grant consent to that scheme (ref 111672) was passed at the Planning Committee meeting on the 5th July 2012 subject to a S106 agreement and other matters.

Cannock Mill House was not included in this application and we consider that there is a significant opportunity to further enhance the density and layout of the scheme by careful integration of the adjacent land ownerships.

## **TITLE**

The site is offered for sale with vacant possession subject only to any existing service easements or wayleaves as may exist.

## **INFORMATION PACK**

An Information Pack including a copy of the Tree Survey and Constraints Plan, Topographical Survey, Title Plan and Design and Access Statement is available upon request.

## BASIS OF OFFER

Offers are invited for the purchase of the whole site as shown edged black on the plan subject to contract and the grant of satisfactory planning consent for an approved development.

Overage will be payable upon the grant of any subsequent planning consent involving an increase in the approved floor area or change of use.

Offers should be submitted in writing to Fenn Wright, Grove House, 114 New London Road, Chelmsford, CM2 0RG for the attention of Roger Hayward.

## COSTS

Interested parties will be required to bear their own costs in relation to any site or planning investigations undertaken or legal costs incurred.

## VIEWING

Strictly by prior appointment with the Sole Agent:  
Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG

## ROGER HAYWARD

T: 01245 261226

F: 01245 347174

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### EPC - CANNOCK MILL HOUSE

**Energy Performance Certificate**

**Cannock Mill House, Old Heath Road, COLCHESTER, CO2 8AA**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0909-2800-7088-9892-7735
<b>Date of assessment:</b> 10 August 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 10 August 2012	<b>Total floor area:</b> 159 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£7,902</b>
<b>Over 3 years you could save</b>	<b>£1,584</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£348 over 3 years	£225 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 10px; display: inline-block;">                     You could save <b>£1,584</b> over 3 years                 </div>
Heating	£7,077 over 3 years	£5,868 over 3 years	
Hot Water	£477 over 3 years	£225 over 3 years	
<b>Totals</b>	<b>£7,902</b>	<b>£6,318</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	29	47

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£693	✔
2 Draught proofing	£80 - £120	£141	✔
3 Low energy lighting for all fixed outlets	£30	£75	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

### EPC - CANNOCK MILL

**Energy Performance Certificate**

**Non-Domestic Building**

**Cannock Mill**  
Old Heath Road  
COLCHESTER  
CO2 8AA

**Certificate Reference Number:**  
0690-0032-7059-6398-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

110

This is how energy efficient the building is.

Less energy efficient

**Technical Information**

<b>Main heating fuel:</b>	Grid Supplied Electricity
<b>Building environment:</b>	Heating and Natural Ventilation
<b>Total useful floor area (m<sup>2</sup>):</b>	216
<b>Building complexity (NOS level):</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):</b>	93.01

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**Benchmarks**

Buildings similar to this one could have rating as follows:

28

75

If newly built

If typical of the existing stock





**Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:**

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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