

## Hutton

**Hutton Clinic,  
Coram Green,  
Brentwood,  
Essex  
CM13 1LR**

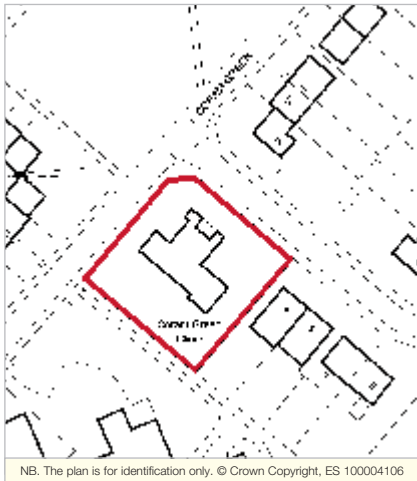
- **A Freehold Detached Former Health Clinic**
- Occupying a Site extending to Approximately 0.107 Hectares (0.265 Acres)
- Possible Potential for Redevelopment subject to obtaining all necessary consents

### Vacant Possession

**ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES LIMITED**



*Property Services*



#### To View

Please email [NHSresviewings@allsop.co.uk](mailto:NHSresviewings@allsop.co.uk) using the subject heading 'Viewings Lot 85'.

#### Seller's Solicitor

Bevan Brittan LLP (Ref: R Harrison Esq).  
Tel: 0117 918 8500.  
Email: [nhspsauctions@bevanbrittan.com](mailto:nhspsauctions@bevanbrittan.com)

**VACANT – Freehold Building**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Coram Green at its junction with Harrison Close. A good range of local amenities is available nearby in Hutton and more extensively in Brentwood which is to the south-east. Shenfield Station is approximately 1 mile away and the A12 provides access to the M25 Motorway to the west. Hutton All Saints Primary School neighbours the property whilst the open spaces of Walsh Road playing fields are a short walk away.

#### Description

The property comprises a single storey building arranged beneath a flat roof. The property has previously been used as a health clinic (D1) and benefits from grassed areas and parking for approximately 7 cars. The property occupies a broadly rectangular site which extends to approximately 0.107 hectares (0.265 acres) and may afford potential for redevelopment subject to obtaining all necessary consents.

#### Accommodation

**Ground Floor** – Eleven Rooms, Kitchen, Two WCs, Entrance Lobby

**Gross Internal Area Approximately 245 sq m (2,632 sq ft)**

**Site Area Approximately 0.107 Hectares (0.265 Acres)**

#### Planning

Local Planning Authority: Brentwood Borough Council.

Tel: 01277 312583.

We are informed that a planning pre-application has been submitted for the construction of 4 new dwelling houses. The attention of interested parties is drawn to a letter from Brentwood Borough Council (dated 23.01.2015) in which it is stated, inter alia, that the proposal would be favourably considered in principle, subject to various conditions being met. Prospective purchasers are advised to make their own enquiries in this regard.

#### VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.