

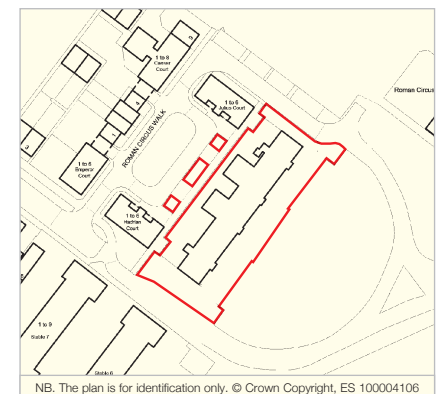
## Colchester Sergeants' Mess Building, Garrison Area H, Circus Walk Le Cateau Road, Essex CO2 7NA

- **A Freehold Grade II Listed Former Sergeants' Mess Building subject to Fire Damage**
- Lapsed Planning Permission and Listed Building Consent for Conversion to provide Four Residential Units
- Possible potential for Future Redevelopment, subject to obtaining all necessary consents

### Vacant Possession

BY ORDER OF TAYLOR WIMPEY

**Taylor  
Wimpey**



#### To View

Please call the Auctioneer on 0207 344 2651 (Ref: Tom Wright).

#### Seller's Solicitor

Messrs Eversheds Sutherland  
(Ref: Mr Jamie Cawthorn).  
Tel: 01223 443784.  
Email: jamiecawthorn@eversheds-sutherland.com

#### VACANT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated within the Le Cateau Barracks, built in 1874-1875 and named after the Battle of Le Cateau, in the Colchester Garrison, an important military base since the Roman era. (Despite being known as The Sergeants' Mess, the building was constructed as the office quarters for the Royal Artillery.) The property is located on the west side of the Barracks overlooking Abbey Field, to the south of Butt Road (B1026) and within a 15 minute walk of Colchester Town Rail Station. A good selection of shops, restaurants and recreational facilities is available within Colchester town centre. The A12 is within reach, affording convenient access to Ipswich and Chelmsford.

#### Description

The property comprises a Grade II listed former sergeants' mess building, formerly arranged over ground and first floors. The property has recently been the subject of fire damage.

#### Accommodation

##### Fire Damaged Building

We understand the roof and exterior structure have been repaired, but there are no floors.

We are informed by the Vendor the property extends to approximately 127.70 sq m (13,000 sq ft) (GEA).

#### Planning

Local Planning Authority: Colchester Borough Council.  
Tel: 01206 282424.

On 19th June 2013, planning permission (Ref: 131199) and listed building consent (Ref: 131200) were granted for 'conversion of Sergeants' Mess Building to form four residential units'. The planning permission and the listed building consent have now lapsed.

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.