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Hawkins Road
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CO2 8JX

Development Land at 87 West Street, Coggeshall

The above plot amounts to 0.13 hectares of land located on the south side of West Street, Coggeshall. Whilst the site falls within a well-established settlement it falls outside the defined settlement of Coggeshall. The prevailing character of adjoining development is a mixture between residential dwellings and some commercial businesses.



Google Aerial View of the site

There is an existing access from West Street. That access may need some improvement depending on the development proposed.

There are two timber clad buildings on the site previously used for commercial purposes. No employment use is currently taking place although some residential paraphernalia is being stored in one of the buildings. These old timber buildings are now past their prime and redevelopment is essential.

Most of the site is laid to hardstanding. A photograph of the timber buildings is produced below:



Google Street View from West Street of timber buildings on site

To the east of the site, No. 85 West Street is a commercial property.

No.89 West Street is a large Grade II listed building. Further listed buildings are located on West Street, beyond this property.

Bus services run along West Street within easy walking distance of the site. Regular bus services are available to reach Braintree, Chelmsford and Colchester. The village centre of Coggeshall is within walking distance of the site where there are shops for day-to-day needs, a church, public houses, restaurants and a doctor's surgery.

At the present time, Braintree Council cannot achieve a five-year supply of deliverable housing land and therefore the presumption in favour of sustainable development should be applied.

A previous application for four dwellings was submitted to the Council. This proposal represented a cramped form of development, which did not fully comply with all the relevant planning policies. This application was refused.

It is considered that the site has potential for either a residential form of development, commercial development or perhaps even a mixed form of residential/ commercial development.

The owner of the land is wishing to dispose of the site. He is looking for a prospective developer to prepare a scheme and obtain a planning permission. The owner would sell the land, subject to planning permission being granted, and he is looking for a sensible offer for the land.

Further information is available, please call 01206 274190.