



LEISURE / MIXED USE / RETAIL TO LET

## NEW RETAIL UNITS

Limebrook Park, Limebrook Way (B1018), Maldon, CM9 6NE

NEW BUILD, RETAIL AND LEISURE UNITS AT THE ENTRANCE TO LIMEBROOK  
NEW SAINSBURY LOCAL COMING SOON



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## DETAILS

### DESCRIPTION

Limebrook Park is a strategic, residential led, urban extension to south south of Maldon. It is well advanced with many homes now occupied and once complete it will extend to approximately 1,000 new homes. Limebrook Park District Centre will comprises a Sainsbury Local convenience store, a café, retail shops leisure. Supporting these amenities will be a generous pedestrianised piazza and two shoppers car parks providing 64 spaces. Adjoining the District Centre is Limebrook Primary School and day nursery. A new care home will be opening soon.

### ACCOMMODATION

The accommodation comprises the following areas:

| Name                   | sq ft | sq m   | Availability |
|------------------------|-------|--------|--------------|
| Unit - Sainsbury Local | 4,200 | 390.19 | Let          |
| Unit - 1               | 950   | 88.26  | Under Offer  |
| Unit - 2               | 1,000 | 92.90  | Available    |
| Unit - 3               | 1,000 | 92.90  | Under Offer  |
| Unit - 4               | 1,000 | 92.90  | Available    |
| Unit - 5 (Cafe)        | 1,750 | 162.58 | Under Offer  |
| Unit - 6               | 1,500 | 139.35 | Available    |

### KEY FEATURES

- Limebrook Park is a new community of 1,000 new homes situated to the south of Maldon town centre
- The District Centre will be anchored by a new Sainsbury Local convenience store
- Pre-leasing now underway - 4 units remaining
- All units highly visible and easily accessible from Limebrook Way
- The District Centre is scheduled to open in mid 2026
- New care home to be delivered as part of the scheme
- Adjoining the District Centre is Limebrook primary school and day nursery

### OUTGOINGS

- **Rent:** Rent on application
- **Rates:** To be assessed
- **Service charge:** To be confirmed

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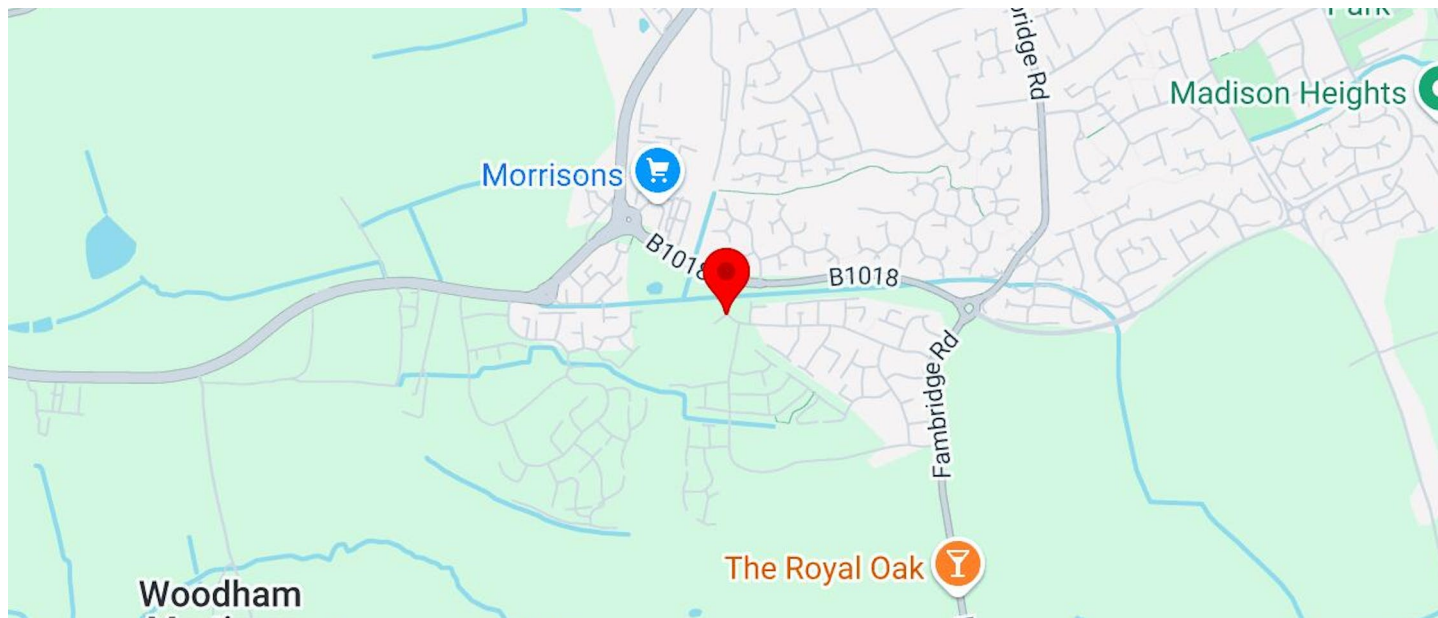
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## LOCATION



The District Centre occupies a highly prominent location at the entrance to Limebrook Park and is spread over two parcels, separated by the main arterial road. The District Centre is easily accessible and highly visible from Limebrook Way (B1018).

## CONTACT US

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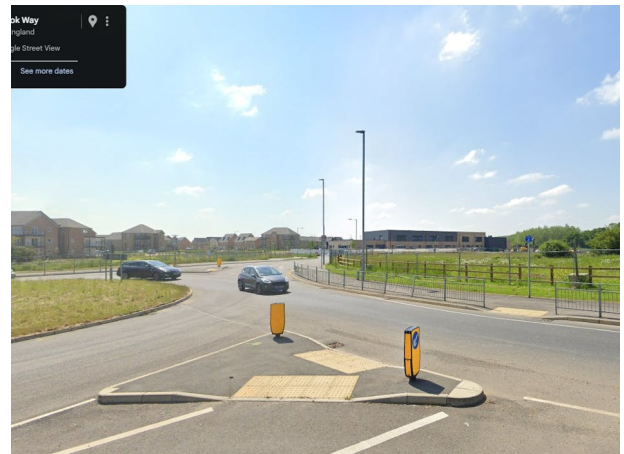
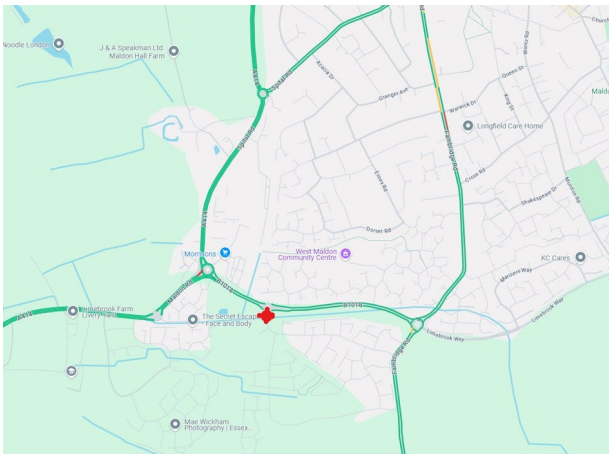
**NEW RETAIL UNITS, LIMEBROOK PARK, LIMEBROOK  
WAY (B1018), MALDON, CM9 6NE**

**TO REQUEST A VIEWING CALL US ON**



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REAL ESTATE**

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- SITE BOUNDARY

SCHOOL

LOCAL CENTRE

ALLOTMENTS

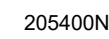
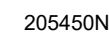
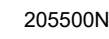
PROPOSED TREES

EXISTING TREES

AFFORDABLE UNITS

EXISTING WATERCOURSE

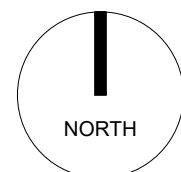
ADJUSTED GARDEN BOUNDARY TO COMPLY WITH DESIGN CODE
- 
- |     |            |                                                                                                                                          |          |
|-----|------------|------------------------------------------------------------------------------------------------------------------------------------------|----------|
| P   | 24-07-2019 | Shared gable fronted garages revised                                                                                                     | RPT      |
| N   | 04-08-2019 | Garden fences amended to provide compliant garden areas. Plot 334 house type changed. Roof plan adjusted to Rule P1.PA.P5                | YC       |
| M   | 27-03-2019 | Garden fences amended to provide compliant garden areas.                                                                                 | SF       |
| L   | 03-12-2018 | Landscape added to the public area. Sports pavilion and football pitch added.                                                            | YC       |
| K   | 25-11-2018 | Garden gates added                                                                                                                       | YC       |
| J   | 23-11-2018 | Parking spaces to primary street updated. Refurbishment show to flat block P2 repositioned.                                              | JW       |
| H   | 22-11-2018 | House types roofscape updated.                                                                                                           | JW       |
| G   | 19-11-2018 | House types roofscape updated.                                                                                                           | JW       |
| F   | 31-10-2018 | Parking spaces allocated, disable parking spaces shown.                                                                                  | YC       |
| E   | 13-10-2018 | Layout adjusted to address planner's comments on additional plot E1-E33, visitor parking added. Limebrook byline zone boundary adjusted. | YC       |
| D   | 13-10-2018 | Layout adjusted to address planner's comments                                                                                            | YC       |
| C   | 05-10-2018 | Layout adjusted to address planner's comments                                                                                            | YC       |
| B   | 01-10-2018 | Mix adjusted to client's requirements                                                                                                    | YC       |
| A   | 20-09-2018 | Mix adjusted to client's requirements                                                                                                    | YC       |
| Rev | Date       | Amendment                                                                                                                                | Initials |
- Project:  
LIMEBROOK PARK EAST  
PHASE II  
Client:  
TAYLOR WIMPEY ( EAST LONDON)  
Drawing:  
PROPOSED SITE LAYOUT
- Drawing no:  
1301.P0.400  
Rev:  
P
- Scale/Alt: 1:1000 Date: SEP 2018 Drawn: SFYC Checked: SF
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- PLANNING



1

## Proposed Overall Site Plan

1:500



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|      |                                                                                   |          |      |      |
|------|-----------------------------------------------------------------------------------|----------|------|------|
| P-08 | UPDATED CAR PARK LAYOUT TO C-STORE, NUMBERED UNITS, COMBINED UNITS TO FORM UNIT 5 | 20.03.25 | CH   | SW   |
| P-07 | ADJUSTED KERB LINE AT ENTRANCE TO PLOT B                                          | 14.03.25 | CH   | SW   |
| P-06 | MINOR UPDATE TO PLOT A                                                            | 12.03.25 | CH   | SW   |
| P-05 | UPDATED LAYOUT TO PLOTS A & C                                                     | 06.03.25 | CH   | SW   |
| P-04 | MINOR UPDATES TO LAYOUT                                                           | 28.02.25 | CH   | SW   |
| P-03 | UPDATED PLOT A PARKING LAYOUT                                                     | 27.02.25 | CH   | SW   |
| P-02 | UPDATED SUB STATION POSITION TO PLOT A - MINOR REVISIONS TO PLOT C                | 24.02.25 | CH   | SW   |
| P-01 | UPDATED SUB STATION LOCATION                                                      | 18.02.25 | CH   | SW   |
| P-00 | PLANNING APPLICATION ISSUE                                                        | 13.02.25 | CH   | SW   |
| Rev. | Description                                                                       | Date     | Drw. | Chk. |

|        |     |
|--------|-----|
| Client | HDD |
|--------|-----|

Project  
LIMEBROOK PARK  
MALDON

Drawing Title  
**PROPOSED OVERALL SITE PLAN**

Drawing Status  
**FEASIBILITY**

## Corstorphine & Wright

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Drawing No.  
23469-0300

Revision  
P-08

|       |         |            |       |          |
|-------|---------|------------|-------|----------|
| Drawn | Checked | Paper Size | Scale | Date     |
| JW    | CH      | A2         | 1:500 | 11.02.25 |