



RESIDENTIAL DEVELOPMENT LAND,  
LAND OFF BARBROOK LANE, TIPTREE



# LOCATION PLANS





#### VENDORS' AGENT



#### SWORDERS

The Gatehouse, Hadham Hall,  
Little Hadham, Ware,  
Hertfordshire, SG11 2EB  
T: 01279 771188  
E: michael.hudson@sworders.com  
E: nell.dickson@sworders.com



#### GLADMAN LAND

c/o Karl Edwards  
Gladman House, Alexandria Way,  
Congleton, Cheshire  
CW12 1LB  
T: 07961 105 645  
E: karl.edwards@gladman.co.uk

#### VENDORS' SOLICITORS



#### ELLISONS

Ipswich Office  
Wherstead Park, The Street,  
Ipswich, IP9 2BJ  
T: 01473 556900  
E: tim.bacon@ellisonssolicitors.com

## RESIDENTIAL DEVELOPMENT LAND, LAND OFF BARBROOK LANE, TIPTREE

Approximately 9.79 hectares (24.19 acres) located to the north eastern edge of Tiptree, Essex with outline planning permission for up to 200 dwellings. The site is well contained and benefits from existing natural landscaping to provide a unique rural outlook yet within close proximity to necessary services and facilities.

- LOCATED DIRECTLY ADJOINING THE EXISTING SETTLEMENT EDGE OF TIPTREE.
- APPROXIMATELY 10 MILES TO COLCHESTER, 12 MILES TO BRAINTREE AND 60 MILES TO LONDON.
- APPROXIMATELY 27 MILES TO STANSTED AIRPORT AND 4 MILES TO KELVEDON RAILWAY STATION.
- OUTLINE PLANNING CONSENT GRANTED FOR UP TO 200 DWELLINGS (INCLUDING 30% AFFORDABLE)
- 0.6 HECTARES OF LAND SAFEGUARDED FOR SCHOOL EXPANSION.
- ACCESS APPLIED FOR IN FULL AND ALL OTHER DETAILS TO BE RESERVED.
- SECTION 106 CONTRIBUTIONS.

Tiptree offers a comprehensive range of amenities and services. The site is located in close proximity to major road and rail connections as well as Stansted Airport.

OFFERED AS A WHOLE

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDORS' AGENT

# THE LAND

The land extends to approximately 9.79 hectares (24.19 acres) and is located to the north east of Tiptree. The site is within close proximity to the centre of Tiptree yet is beautifully positioned and offers a unique rural outlook. Outline planning permission has been granted for up to 200 dwellings with an affordable housing provision of 30% required.

## LOCATION

Tiptree is located approximately 10 miles south west from Colchester. The site is situated within approximately 800m of the centre of Tiptree which offers a range of shops, services, leisure, and recreational facilities. To the north of the site lies a wooded area known as 'Warriors Rest' which is associated with the Parish Council's Designated Public Open Space. The proposal provides access via green corridors to this area of public open space, which currently has no access or Public Rights of Way.

Excellent transport links are available, with easy access to the A12 and other major road links leading to Essex and Suffolk and the wider East Anglia. Stansted Airport is located approximately 27 miles away and rail services are available at the nearby Kelvedon Station, offering links to London Liverpool Street. There are a number of bus stops located on Maypole Road which provide connections to Maldon and Colchester as well as other surrounding towns and villages.

## PLANNING

Outline planning permission was allowed at appeal on 7th April 2020 for the development of up to 200 dwellings (including 30% affordable housing), provision of 0.6 hectares of land safeguarded for school expansion, new car parking facility, introduction of structural planting and landscaping and sustainable drainage systems (SuDS), informal public open space, children play area, demolition of 97 Barbrook Lane to form vehicular access from Barbrook Lane, with all matters to be reserved except access. (Ref: 182014) (APP/A1530/W/19/3223010).

The application provides 3.35 hectares of formal and informal open space.

The planning consent includes pre-implementation and pre-occupation conditions.

Please see additional information pack for details of the planning consent and drawings. Planning permission was secured by Gladman, acting as the promoter.

## ACCESS

Access to the site will be from Barbrook Lane via a simple priority junction through land at 97 Barbrook Lane following the demolition of this property. Barbrook Lane provides connections to the nearby centre of Tiptree via Grove Road. National cycle route 1 runs north east from within the village along Grove Road, adjacent to the south eastern part of the site.

## THE SITE AND BACKGROUND

The site is owned by multiple landowners but arrangements are made via one lead landowner. Further information on the titles can be found in the additional information pack.

It should be noted that the red line boundary also includes the property known as 101 Barbrook Lane. This red line boundary differs from the planning application site boundary. For the avoidance of doubt, the purchaser is required to purchase both 97 Barbrook Lane (the property required to facilitate the access) and 101 Barbrook Lane as part of the overall site.

## RETAINED LAND

A ransom strip will be retained around the eastern boundary of the site and around the boundary highlighted blue on the sale plan

## TENURE & OCCUPATION

The land is available freehold with vacant possession.

## OVERAGE

Offers are invited to include overage provisions for any enhanced planning permission in excess of the consented 200 dwellings

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public rights of way currently crossing the site.

There are low voltage overhead power lines crossing the Site from the south western corner to the existing ditch in the centre of the Site, which then split off towards the northern and eastern boundaries.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

## VAT

It is intended to charge VAT in addition to the purchase price on the whole of the land.

## ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the planning documents and approved plans, technical report and note on title. Electronic copies are available free of charge on request via Sworders' Dataroom.

## LOCAL AUTHORITY

Colchester Borough Council - 01206 282424

## VIEWINGS

The site is not accessible and cannot be viewed from either adopted highways or public rights of way. To fully appreciate the nature of the site and opportunity available, viewings are encouraged. However, due to access restrictions these viewings must be made strictly by appointment only with the Vendors' agent. Access for viewings will then be arranged via the lead landowner.

T: 01279 77 11 88

F: 01279 77 11 87

E: michael.hudson@sworders.com or

E: nell.dickson@sworders.com



# INDICATIVE MASTERPLAN









## DIRECTIONS

From Colchester: Head south on the A12. Follow the A12 to B1024 in Feering for approximately 6 miles before exiting at junction 24. At junction 24, take the B1024 exit to Kelvedon/Tiptree/B1023. Continue on the B1024 before turning left onto Inworth Rd/B1023. After approximately 2 miles at the roundabout, take the 1st exit onto Maldon Rd/B1022 before immediately turning right onto Barbrook Lane. Stay on Barbrook Lane for approximately 0.3 miles and 97 Barbrook Lane will be on your left. The nearest postcode for the site is CO5 0JH.

## IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

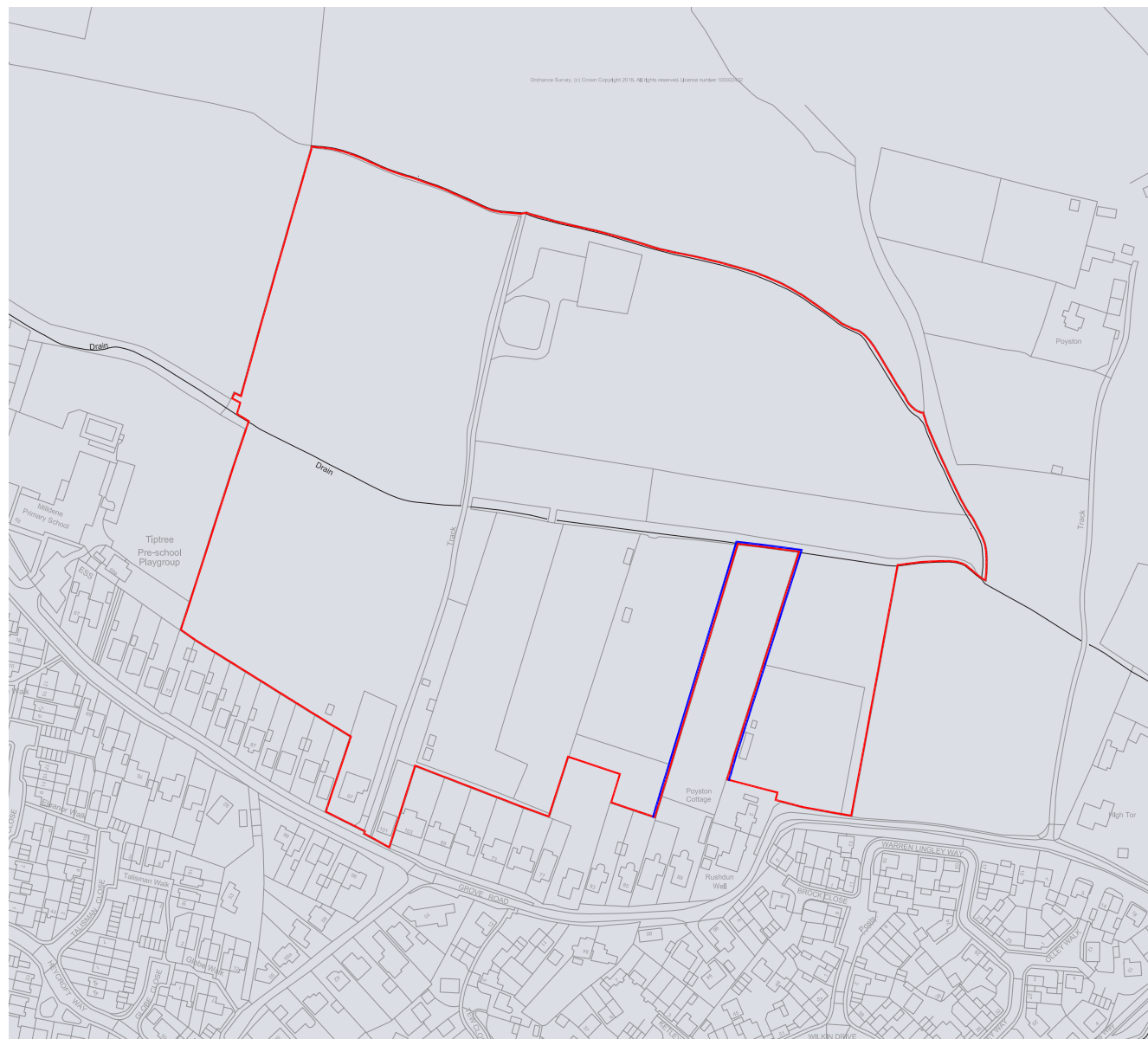
## MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and address to the Selling Agents.

Photos Taken in May 2020

Aerial Photo Taken in 2014

Particulars Prepared in May 2020





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire, SG11 2EB T: 01279 77 11 88 [www.sworders.com](http://www.sworders.com)