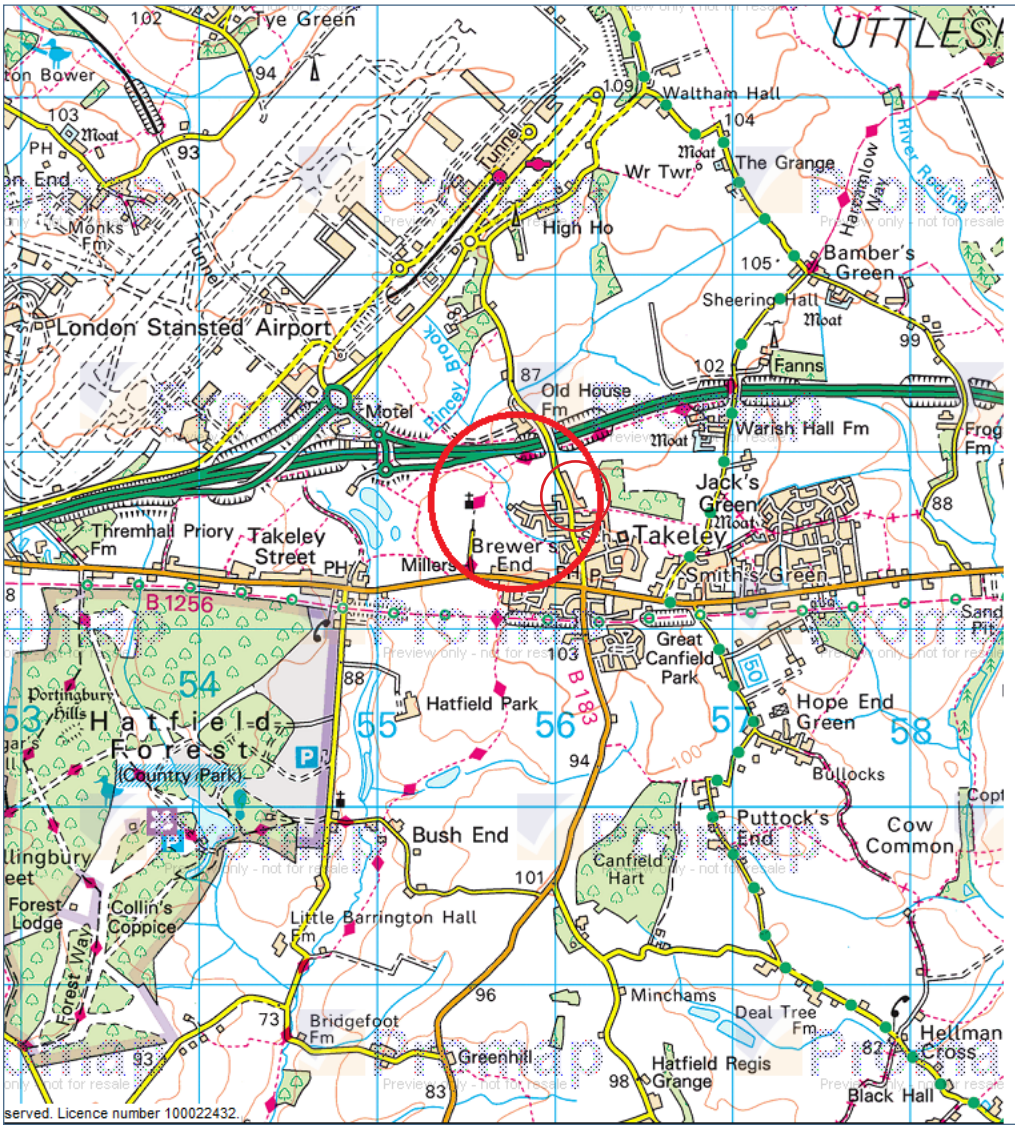
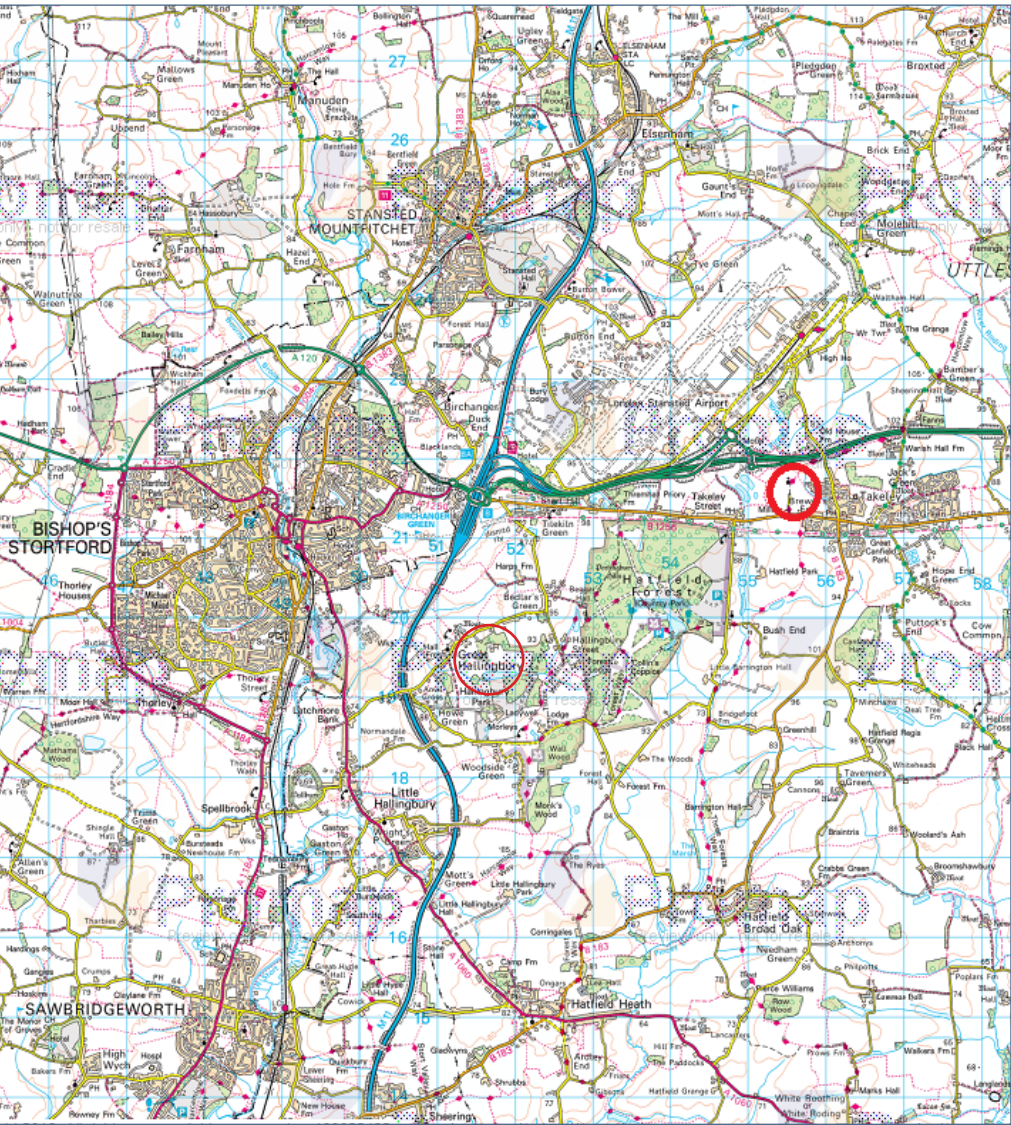


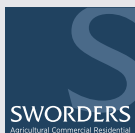


RESIDENTIAL DEVELOPMENT LAND,
LAND OFF PARSONAGE ROAD, TAKELEY, ESSEX CM22 6PU

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

LAND PROMOTER



ENDURANCE ESTATES LIMITED

Duncan Jenkins
1 Station Road
Foxton
Cambridge
CB22 6SA
T: 01223 873750
E: duncan.jenkins@endurance-
estates.co.uk

VENDORS' SOLICITORS



WILSON LAW

Alexandra House
St Johns Street
Salisbury SP1 2SB
T: 01722 42 77 40
E: judith.beddown@wilsonlaw.com

RESIDENTIAL DEVELOPMENT LAND, LAND OFF PARSONAGE ROAD, TAKELEY, ESSEX

Approximately 9.52 hectares (23.52 acres) located to the west of Parsonage Road, Takeley, Essex with outline planning permission for up to 119 dwellings (40% affordable). The site is well contained and to the south of the A120. It offers a rural outlook yet is within close proximity to necessary services and facilities.

- LOCATED ON THE NORTHERN EDGE OF TAKELEY, A KEY VILLAGE WITHIN UTTLESFORD DISTRICT
- APPROXIMATELY 4 MILES TO BISHOP'S STORTFORD, 30 MILES TO CAMBRIDGE AND 40 MILES TO LONDON
- CLOSE TO STANSTED AIRPORT AND A NUMBER OF NEARBY TRAIN STATIONS OFFERING DIRECT LINKS INTO LONDON AND CAMBRIDGE
- OUTLINE PLANNING CONSENT GRANTED FOR UP TO 119 DWELLINGS (INCLUDING 40% AFFORDABLE) AND EITHER A COMMUNITY BUILDING (USE CLASS D1) OR A DWELLING
- ACCESS APPLIED FOR IN FULL AND ALL OTHER DETAILS TO BE RESERVED
- UNILATERAL UNDERTAKING FOR SECTION 106 CONTRIBUTIONS

Takeley offers a range of amenities and services with further facilities located in the nearby town of Bishop's Stortford. 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 at Takeley extends to approximately 9.52 hectares (23.52 acres) and is located to the east of Parsonage Road. To the north of the site lies the A120 with the outer extent of Stansted Airport beyond. Residential development borders the site to south, with open agricultural fields to the west. Outline planning permission has been granted for up to 119 dwellings on greenfield agricultural land with an affordable housing provision of 40%. The site offers a rural outlook, yet it is also situated near to a number of major transport links, including Stansted Airport and M11.

LOCATION

The village of Takeley, located to the south of the site is approximately 4 miles east of Bishop's Stortford and offers a number of local facilities within walking distance from the site. This includes a range of local shops, post office, primary schools, public house and pharmacy. A wider range of shops, amenities, schools and recreational facilities are located in the nearby town of Bishop's Stortford.

Excellent transport links are available, with easy access to the A120 and M11. Stansted Airport is located just to the north of the A120. The nearest train station is Stansted Airport Railway Station (1.5 miles north of the site). This is easily accessible either by cycle or bus. The station provides frequent services to London Liverpool Street, Peterborough and Birmingham (via Cambridge.) The nearest bus stops are located on Parsonage Road (within 400m of the site) which provide connections to Stansted, Bishop's Stortford, Great Dunmow, and Chelmsford.

PLANNING

Outline planning permission was allowed at appeal on 31st January 2020 for the development of up to 119 dwellings (including affordable housing and self-build plots), including vehicular and pedestrian access, infrastructure, open space, footpath links, children's play area, landscaping, green infrastructure, surface

water management, waste water pumping station and associated works and either a community building (use class D1) or a dwelling with all matters to be reserved except access. (UTT/19/0393/OP) (APP/C1570/W/19/3234530).

The application provides for 40% affordable and 12 self-build plots (10% of the overall dwelling numbers).

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

A copy of the unilateral undertaking, setting out the required contributions, is contained in the additional information pack. Please refer to a summary planning note provided by Pegasus.

Please see additional information pack for details of the planning consent and drawings. Planning permission was secured by Endurance Estates, acting as the promoter on behalf of the landowners.

ACCESS

Access to the site will be from Parsonage Road and served by a new four-armed roundabout junction. This carriageway is to be a width of 6 metres with two cycle/foot-ways at a minimum of 3.5 metres. It should be noted that there is an associated application for a Care Home on the eastern side of Parsonage Road and these points of access are to facilitate both. Further technical

information regarding highways and the junction works are contained in the additional information pack.

RESERVATIONS

The Vendor reserves a right for a 10 metre wide corridor for vehicular and pedestrian access for all purposes and for services to be provided at a location to be confirmed between the points A & B for the purpose of access and connections to retained land.

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 119 dwellings.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public right of way (PROW 48) crosses the site from the north-east adjacent to the A120 and heads south-west to the Church. Further pedestrian routes are proposed within the layout of the site.

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

Uttlesford District Council,
Council Offices,
London Road,
Saffron Walden,
Essex
CB11 4ER
T: 01799 510 510
F: 01799 510 550

VIEWINGS

Strictly by appointment only with the Owners' agent
T: 01279 77 11 88
F 01279 77 11 87
E: michael.hudson@sworders.com or
E: nell.dickson@sworders.com

INDICATIVE MASTERPLAN





LOCATION AND DIRECTIONS

The land is located within the village of Takeley and is best accessed from Parsonage Road.

From the M11 Junction 8, take the exit onto the B1256 heading east (signposted for Takeley and Little Canfield). Follow the B1256 for approximately 2.8 miles and at the traffic lights turn left onto Parsonage Road (at The Four Ashes Public House). Follow this road for approximately 700 metres. Parking is available in the field gateway on the left. The site can be accessed on foot.

The postcode of a nearby residential property located to the south of the eastern parcel of land is CM22 6PU.

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 have 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.

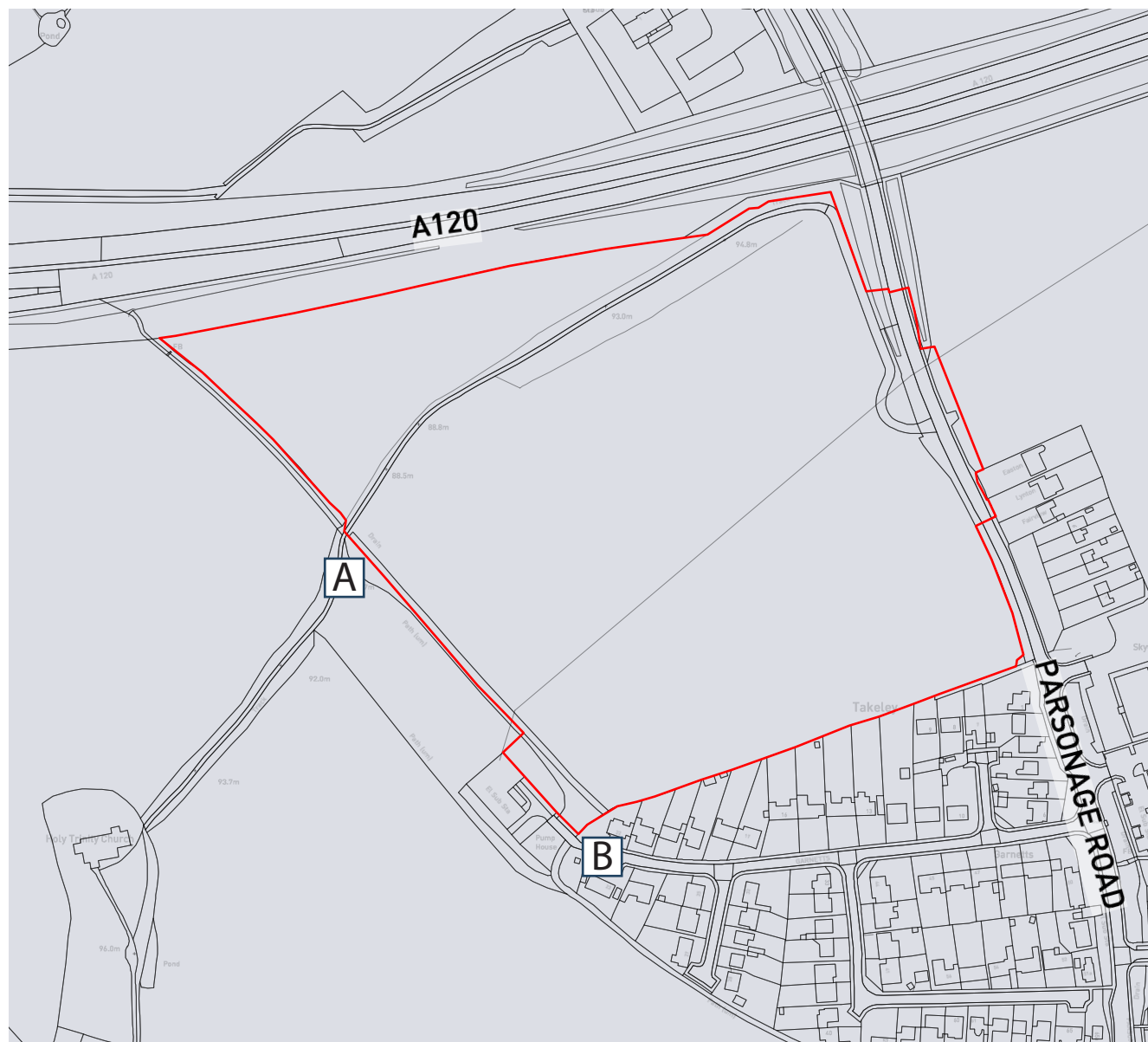
MONEY LAUNDERING

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 October 2018 & July 2017

Aerial Photo taken in 2015

Particulars Prepared in June 2020





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse,
Hadham Hall,
Little Hadham, Ware,
Hertfordshire,
SG11 2EB

T: 01279 77 11 88 www.sworders.com



Endurance Estates
1 Station Road
Foxton
Cambridge
CB22 6SA

T: 01223 873750 www.endurance-estates.co.uk