Prime Residential Development Site

Land at

Maldon Road

Hatfield Peverel

Essex

CM3 2JF









Land at Maldon Road, Hatfield Peverel, CM3 2JF

Summary

- Resolution to grant outline planning permission for up to 110 dwellings, including 40% affordable housing, with all matters reserved except access.
- Site area of approximately 14.632 acres (5.92 ha).
- Situated approximately 0.6 miles (1km) from A12 and 0.9 miles (1.5km) to Hatfield Peverel Train Station.
- · For sale by Informal Tender.
- Offers sought on an "Unconditional" basis by 12 noon on 26th November 2021.

Location

The site is located in Hatfield Peverel, a village in Essex. The village is situated between Witham (approximately 3km (1.86 miles) to the south west) and Chelmsford (approximately 7km (4.35 miles) to the north east), along the A12 trunk road.

Hatfield Peverel benefits from a main line rail station providing commuting times to London Liverpool Street between 40 to 45 minutes.

Description

The site is situated adjacent to the eastern settlement edge of Hatfield Peverel and is bound by Maldon Road to the south, where vehicular access is gained.

The northern section of the site comprises part of a larger irregular shaped arable field, and the southern part of the site is flanked on both sides by existing built form along Maldon Road to the west, and Bovington's Farm to the east.

The site is bound by hedgerow to the north west and a Public footpath runs from Maldon Road, alongside the site's western boundary.

The Site's eastern boundary is currently undefined and crosses the remainder of the larger irregularly shaped field the site is located within. With the northern boundary comprising mature hedgerow and tree lines with a reservoir in use for fisheries beyond this.

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Planning

The site is situated within the Local Authority of Braintree District Council. The site benefits from a resolution to grant outline planning permission (ref: 20/01264/OUT) for "all matters reserved except access for the demolition of the existing buildings and for the redevelopment of the site for up to 110 dwellings, including 40% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation, and vehicular access point from Maldon Road".

It is understood that the Section 106 Agreement will require the following contributions:

- Outdoor Sport Contribution
- · Allotment Contribution
- Community Facilities Contribution
- · Education Contribution
- · Healthcare Contribution
- Library Contribution
- Sustainable Transport Contribution
- RAMS Contribution

Further information in regards to all aspects of planning, along with a Planning Brief prepared by Strutt & Parker, can be found in the Data Room.

Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

Tenure

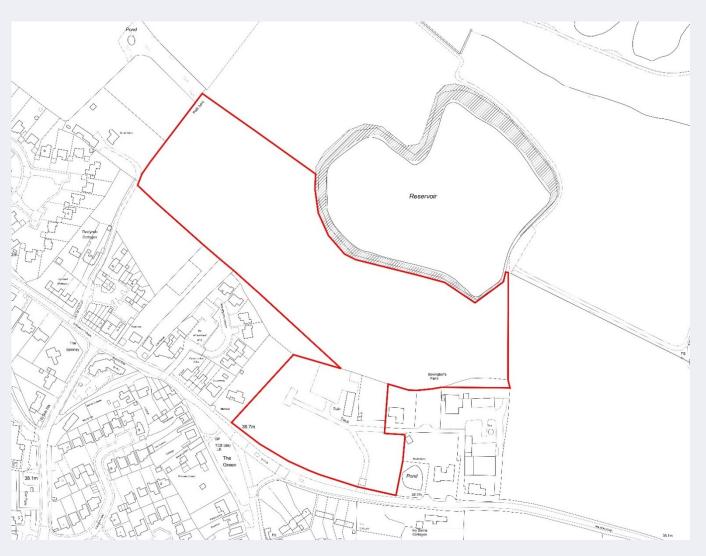
The site is to be sold freehold with vacant possession.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

Easements, Wayleaves and Rights of Way

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



Letters of Reliance

The Promoter will provide, at no cost to the Purchaser, Letters of Reliance addressed to the Purchaser, for the agreed list of external reports and surveys produced as part of the outline planning application and subsequent approval. The purchaser is required to confirm as part of their offer submission that the form of the Letters are agreed as no amendments will be considered.

Legals

The purchaser will be expected to give a legal cost undertaking of up to £20,000 plus VAT in the event they withdraw from the transaction following agreement of heads of terms and issuing of the contract documentation.

Links to Retained land

The purchaser will be required to provide vehicular rights of access and passage of services in a position and of a size suitable to protect the potential future development of the retained land.

Restriction on unit numbers

The land will be sold with a restrictive covenant limiting development to no more than 110 units.

Ransom Strip

The owners will retain a strip of 0.5m in width along the boundary market A-B-C-D-E on the Ransom Strip plan contained in the Data Room.



MPORTANT NOTICE

Struit & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof: 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withfrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2021. Particulars prepared September 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Method of Sale

Strutt and Parker have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign.

The vendors do not undertake to accept the highest or indeed any offer. Offers are sought on an "Unconditional" basis.

Informal tenders should be sent to:

James Mamer@struttandparker.com and
s.wilson@gladman.co.uk and received by no later than
12 Noon on Friday 26th November 2021.

Bidding guidance can be found on the Data Room.

Data Room

Access to a Data Room containing all relevant sales particulars and a full suite of technical reports is available upon request.

Viewings

Viewings should be arranged by prior appointment with the selling agents. Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

Contacts

For more information and appointments to inspect please contact:

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