

**Prime
Residential
Development
Site**

Land at
Maldon Road
Hatfield Peverel
Essex
CM3 2JF



**STRUTT
& PARKER**



Prime Residential Development Site

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

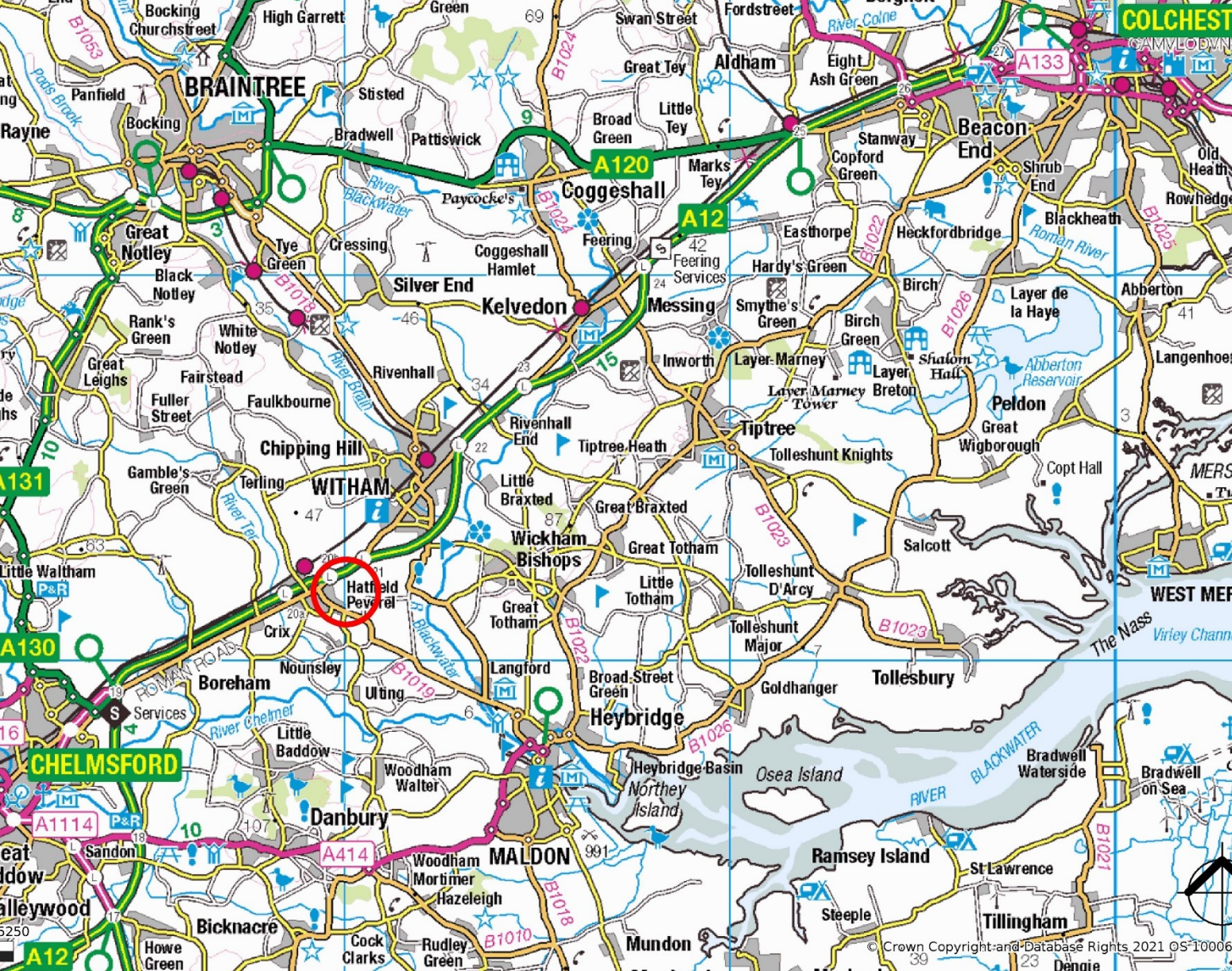
The site is situated adjacent to the eastern settlement edge of Hatfield Peverel and is bound by Maldon Road to the south, where vehicular access is gained.

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.





IMPORTANT NOTICE

Strutt & 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 withdrawn. 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 Marner@struttandparker.com](mailto:James.Marner@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:

Strutt & Parker

James Marner

T: +44 (0) 1245 254649

E: James.Marner@struttandparker.com

Matt Davies

T: +44 (0) 1245 254687

E: Matthew.Davies@struttandparker.com

Gladman

Simon Wilson

T: 07904 379001

E: s.wilson@gladman.co.uk