

RESIDENTIAL DEVELOPMENT SITE
APPROX. 5.2 ACRES WITH PLANNING CONSENT FOR 20 HOUSES & BUNGALOWS
FOR SALE BY INFORMAL TENDER

RUSSELL'S ROAD, HALSTEAD, ESSEX CO9 1SL

FOR SALE FREEHOLD BY INFORMAL TENDER

RESIDENTIAL DEVELOPMENT OPPORTUNITY

A site comprising circa 5.2 acres with the benefit of planning permission for 20 dwellings in a mature parkland setting on the outskirts of Halstead, Essex.

- Self-contained, level rectangular site
- Road frontage from both Mount Hill/A131 and Russell's Road
- Opportunity to consider increasing the density of dwellings (STP)
- Deadline for informal tender - 12 noon on 24th June 2022.

LOCATION

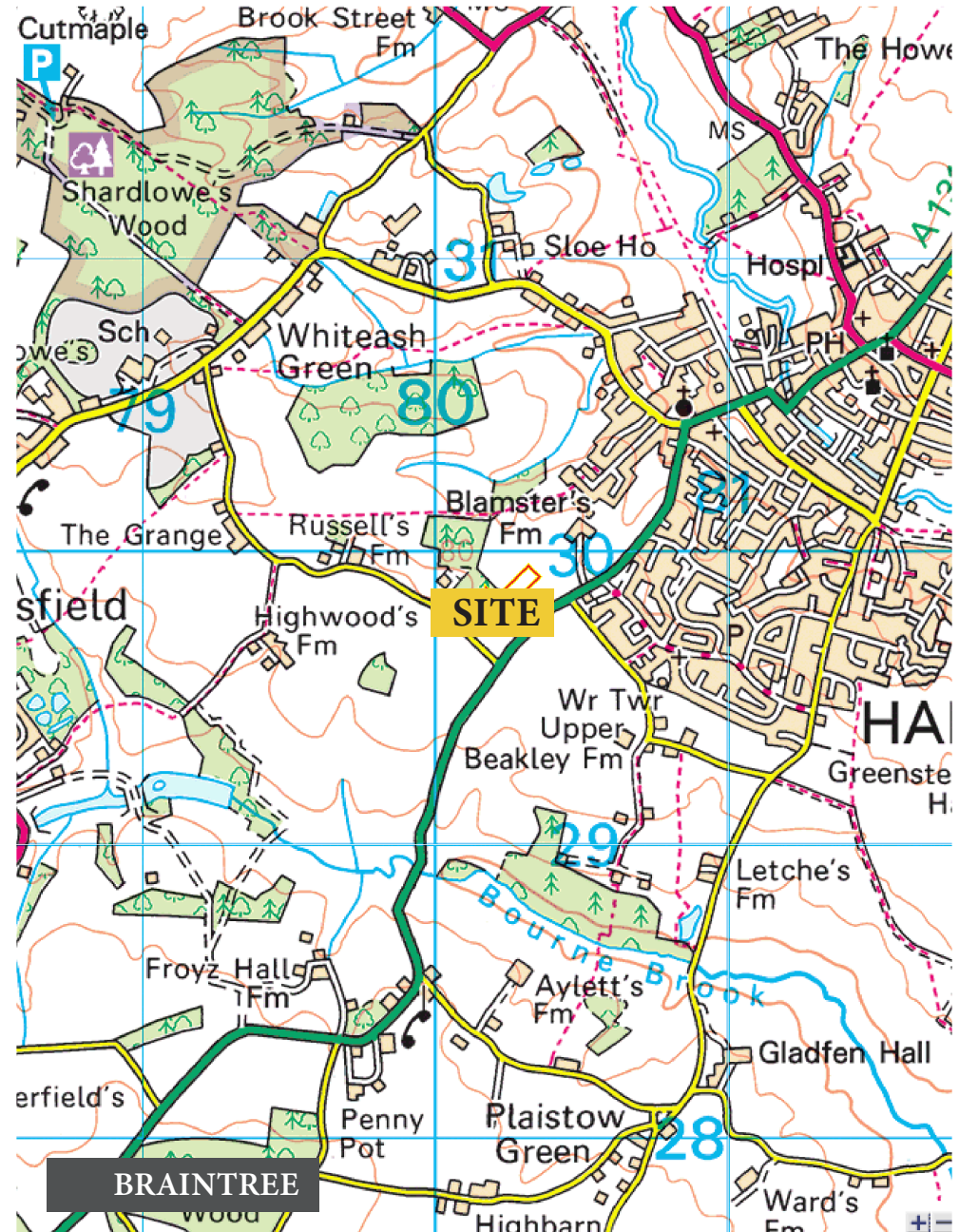
Halstead is a traditional market town with the River Colne running through the heart of it and has a population of circa 12,000 people.

The town is conveniently located with excellent amenities including schooling, shops, restaurants etc.

The site is located to the west of the town and is very convenient for access to Braintree and connections to the A120/M11.

ACCESSIBILITY

- 1 mile from Halstead town centre
- 7 miles from Braintree. Braintree benefitting from road communications via the A120 to Stansted and the M11 to London, together with railway station which inter-connects with Witham to London Liverpool Street.
- 14.5 miles to Colchester via the A1124



DIRECTIONS

From Halstead town centre proceed along the A131 towards Braintree. Proceed past Holy Trinity Church along Mount Hill for approximately half a mile and the site will be found on the right hand side immediately past Halstead Hall.

DESCRIPTION

The site is level and benefits from road frontage to both Russell's Road and Mount Hill, with many mature trees on the surrounding boundaries. In all, the site comprises circa 5.2 acres.

The site was formerly parkland to the mansion house and is currently used as a recreational area by Halstead Hall Care Home.

Vehicular access is from Russell's Road.

SERVICES

All mains services will be available for connection. However, prospective purchasers are advised to make their own enquiries.



TOWN PLANNING

The site has the benefit of full planning permission granted on 19th April 2022, reference number 21/02449/FUL, for 20 dwellings with vehicular access from Russell's Road (subject to completion of the section 106 agreement).

The Section 106 agreement will provide for the provision of 30% affordable housing. We estimate the total contributions will be circa £100,000.

Supporting information in respect of the planning application can be found under Application Reference Number 21/02449/FUL on the Braintree District Council Planning portal.





TENURE

The property is to be sold freehold with vacant possession on completion.

VAT

The property has not been elected for VAT.

METHOD OF SALE

There is an opportunity to develop as exists or, alternatively, to consider improving the planning consent.

The vendors will consider both unconditional and conditional offers.

All interested parties to submit expressions of interest, together with financial offer by 12 noon, 24th June 2022.

GUIDE PRICE £1,800,000

All prices and rentals quoted are exclusive of VAT if applicable.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

VIEWING

Strictly by prior appointment with the sole agents, Messrs Nicholas Percival.

For further information or to arrange a viewing, please contact Nick Percival or Tom Noble.

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