

**Prime Riverside
Residential
Development
Site**

Sadds Wharf,
Maldon, Essex,
CM9 4LQ



**STRUTT
& PARKER**



Prime Riverside Residential Development Site



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Summary

- A prominent south-facing 5.25 acre (2.13 hectare) site on the river Chelmer, overlooking Maldon town centre and Hythe Quay.
- Detailed planning permission for 93 residential units, office and leisure use, with alternative development opportunities.
- Maldon ranked the 5th best place to live in Britain. (Halifax Quality of Life Survey 2020)
- Offers sought on an “unconditional” or “subject to planning” basis.
- Offers due by 12 noon on Wednesday 8th December 2021.

Location

The historic market town of Maldon is situated on the Blackwater Estuary, approximately 14 kilometres (8.5 miles) to the east of Chelmsford.

Famous as the site of the 10th century Battle of Maldon, the town is graced by a charming High Street with a series of intact period buildings and the picturesque Thames sailing barges moored at Hythe Quay.

Maldon is highly rated as a lifestyle location and benefits from a number of local facilities for sports and leisure, together with its compliment of shops, supermarkets, primary and secondary schools.

The town is accessed via the A414 from the south which provides links to Chelmsford and the A12. Mainline rail services are available from the nearby towns of Witham and Hatfield Peverel, providing links to London to the south and Ipswich to the north.

Description

Sadds Wharf is a large waterfront land parcel occupying a dominant position on the northern banks of the River Chelmer, offering excellent views up and down the river including lovely views south to Maldon town centre and Hythe Quay.

The site is bound to the east by Heybridge Creek, to the west by the residential Granaries building and to the north by the predominantly residential Old Engine Shed site.

It forms part of Maldon District Council's North Quay Regeneration Area which encourages redevelopment and encompasses residential, office, hospitality, retail and warehouse uses. Access to Sadd's Wharf is via Station Road from the west, which links to the B1018.

Planning

The site is situated in the local authority of Maldon District Council.

The site benefits from an implemented and detailed planning permission for "mixed use development comprising 93 residential units (mix of 1, 2 and 3 bedroom apartments and houses), office accommodation (1,480m² classed as B1 business units) and leisure accommodation (680m² classes A3, A4, A5 and D1, restaurants, public houses, bars, takeaways and non-residential institutions i.e. health centre, crèche, day nurseries, museum, libraries, place of worship or non-residential education). There is no affordable housing requirement with the extant planning permission.

The most recent SPD to the Maldon Central Area Masterplan of which Sadds Wharf forms part, indicates the possibility of increased density. A detailed planning brief along with all relevant planning documentation can be found in the data room.

Tenure

The site is to be sold freehold with vacant possession.

Easements, Wayleaves and Rights of Way

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



Services

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

VAT

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

Legals

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



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. Particulars prepared November 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Method of Sale

Strutt & 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" and/or "subject to planning" basis.

Informal tenders should be sent to james.marner@struttandparker.com and received by no later than **12 noon on Wednesday 8th December 2021**.

Bidding guidance can be found within the Data Room.

Data Room

Access to the Data Room containing all relevant sales particulars, planning information and a full suite of technical reports is available on 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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