



## Residential Development: Essex

## Informal Tender

### RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 783377**

Approximately 4.25 ha (10.5 acres) gross 2.43 ha (6 acres) net.  
Resolution to grant outline planning permission.

### DETAILS

#### DISPOSAL PROCESS

Whirledge and Nott have been instructed to handle this important disposal of residential development land at Pond Chase Nursery, Hockley, Essex.

The site extends to approximately 4.2 Hectares (10.5 acres) with approx 2.45 Hectares (6 acres) available for residential development.

The site is being marketed via an informal tender with your maximum bid required by 14th May 2014. Further tender details will be provided to interested parties a week before the bids are due.

Our clients are looking for offers to be submitted on a subject to planning basis with a completion date on or after April 2015 upon notice by our client that vacant possession has been provided.

## **OPPORTUNITY**

Our clients are looking to work with a preferred development partner to maximise the value and potential of the development site. It is our opinion that the opportunities to maximise the value are as follows:

- To improve upon the resolution to grant outline planning permission in respect of number of units and site coverage.
- In association with our clients retained consultant 'Housing Expectations' to assist in the preparation and submission of a viability assessment to reduce the level of affordable housing and section 106 obligations.

## **PLANNING**

The site benefits from an adopted housing allocation in Rochford's Local plan (Ref policy SER3) for a minimum of 50 dwellings.

The site also benefits from a resolution to grant outline planning consent (planning reference 12/00293/OUT) for:

'Outline Application for Development Comprising up to 50 Dwelling Units, including improvements to existing vehicular access, new pedestrian access, provision for Public Open Space and Play Area and Provision of area preserved for ecology. All Matters Reserved apart from Access'

Further planning details are available in the detailed information pack as set out below.

## **THE SITE**

The site is located in an established and sought after area of north-west Hockley being approximately 1.2km from Hockley town centre and 2km from the railway station.

The site is self-contained and is surrounded by extensive gardens and woodlands.

The site therefore presents an excellent opportunity to create a unique quality development.

## **DETAILED INFORMATION PACK**

Further details will be made available to interested parties via a secure web link. Details of access will be provided upon request.

## **SITE VISITS**

Site visits are to be accompanied visits strictly by appointment only. For further information please contact:

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## LEGAL

### NOTICE

In the context of the Property Misdescriptions Act 1991 it is hereby declared that none of the statements contained in these particulars as to this property are to be relied on as statements of fact. It is understood that any prospective buyer will arrange for an independent survey. Photographs may have been taken with a wide-angled lens.

### VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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**Whirledge  
&Nott**

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