



Residential Development: Tiptree

POA

RAYLEIGH OFFICE

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

01268 783377

Residential Development Site for sale by Informal Tender, extending to approximately 4.45 Ha (11 Acres) with Full Planning Permission (Reference No. 130245).

DETAILS

DISPOSAL PROCESS

Whirledge & Nott have been instructed to handle this important disposal of residential development land for Wilkin & Sons Ltd.

The site (shown edged red on the plan) extends to approximately 4.45 Ha (11 acres) and provides planning permission for a total of 126 dwellings. 17 of these dwellings are to be retained by the vendor as employees' housing and 16 dwellings are to be provided by the purchaser as affordable housing, leaving 93 private dwellings.

The permission provides for a high design quality residential scheme which compliments the vendor's global reputation.

The site is being marketed via an informal tender.

Our clients are looking for offers to be submitted on an unconditional basis by **12 noon Wednesday, 19th April 2017**.

Preference will be given to offers with payment on completion, but phased purchase or deferred payments over a three year period may be considered.

Further tender details and information will be available via a secure web link upon request.

OPPORTUNITY

Our clients would be interested in discussing with the preferred development partner the potential to build out the employee housing. A separate contract price to deliver these units on a turn key basis to a specification as per the affordable housing units should be provided or alternatively a variant land bid reflecting the cost to deliver these units.

PLANNING

The site has the benefit of planning permission for the erection of 126 dwellings, garages, car parking spaces, roads, footpaths and cycle ways, a dentist surgery, a new roundabout onto Factory Hill, foul and surface water drainage, public open space including play and amenity areas, allotments and landscaping, subject to a Section 106 agreement.

The Vendor has discharged all the pre-commencement conditions and has completed the new roundabout works, the offsite foul and water surface drainage and has commenced the allotment works.

The purchaser will be required to fulfil the obligations relating to the Northern Housing Site under the Section 106 agreement. A variation of the current Section 106 agreement is being negotiated with Colchester Borough Council to reflect that the Southern Housing Site on the Vendor's existing factory will no longer be undertaken. Further details of the obligations on the Purchaser will be set out in the Tender Information.

The Purchaser will be required to set out the Public Open Space and Allotments in accordance with the approved landscaping plan and open space specification and maintain these until handed over to the Parish Council.

The potential to use part of the open space area as a site compound and to spread surplus spoil across the open space area may be available and will be discussed with the preferred bidder.

DETAILED INFORMATION PACK

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

m.jordan@whirledgeandnott.co.uk.

RESTRICTIVE COVENANTS AND EASEMENTS

The land is sold subject to any easements or covenants annexed to the land, including a covenant restricting use of a buffer along the North East and North West boundaries. Further details are provided in the information pack.

SERVICES

We understand that the land benefits from mains sewage and services installed by the Vendor.

The purchaser should make their own enquires of the service companies.

THE SITE

The site is situated opposite the Wilkin & Sons Ltd office entrance. From the A12 at Kelvedon, follow the B1023 south towards Tiptree, for 2.4 miles. Upon reaching the mini roundabout turn right, then immediately left. Continue on the B1023 for another 0.9 miles.

SITE VISITS

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

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T: 01268 783377
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LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. 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. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.