



Residential Development: Stanford le Hope

POA

RAYLEIGH OFFICE

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

01268 783377

Development Site: Stanford le Hope

Resolution to grant outline planning permission for up to 153 dwellings.

Approximately 6.1 Ha (15 acres)

DETAILS

The site extends to approximately 6.1 Ha (15 acres) and is situated in Stanford le Hope off The Manorway and Victoria Road.

Access to the site is secured from a new spur from the Southend Road and Victoria Road roundabout.

PLANNING

The site has the benefit of a resolution to grant Outline Planning Permission with all matters reserved apart from access for the residential development of up to 153 dwellings following the Thurrock Council committee meeting of the 9th July 2015.

Planning ref 14/01321/OUT

The resolution was approved subject to conditions and the completion of a Section 106 agreement (please refer to the committee report and resolution included in the tender information pack).

Negotiations are ongoing in respect of the Section 106 agreement and further details will be provided during the tender process.

METHOD OF SALE

The site is being offered for sale via an informal tender with a closing date for offers being at **12 noon on the Wednesday 20th Jan 2016**.

Further tender requirements will be issued two weeks prior to the bid date.

TENDER INFORMATION

A tender information pack is available upon request via a secure web link. Please contact Martin Jordan - m.jordan@whirlledgeandnott.co.uk.

LEGAL

OVERAGE

The site is to be sold as a vacant freehold site.

The vendor will impose a condition on the sale that the property is only to be used in accordance with the Outline Planning Permission with planning overage at an agreed level for any enhanced planning permission at any time within the next 25 years.

SERVICES

Purchasers must make their own inquiries to ensure that the necessary services are available to meet their requirements. An initial services report is provided in the tender information pack.

NOTICE

Whirlledge & 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. Whirlledge & 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 only.

Viewing of the site is entirely at the risk of the enquirer. Neither Whirlledge &

Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

**Whirledge
&Nott**

Land • Property • Development