



## Residential Development: Halstead

POA

### RAYLEIGH OFFICE

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

**01268 783377**

Development Site: Halstead, Essex

Resolution to grant outline planning permission for up to 292 dwellings.

Approximately 11.7 Hectares (29 acres)

### DETAILS

The site is located approximately 1km south west of the centre of Halstead's facilities, schools, and high street. The site is bound by agricultural land. Halstead is a market town with a population of 11,906 (2011 Census) and possesses a good range of shops and service provision in accordance with its size and function as a town.

Braintree town centre and train station is within approximately 6 miles, providing direct rail access to Chelmsford (25 minutes); London Liverpool Street (1 hour); and Colchester (45 minutes with 1 change). The site also benefits from its close proximity to the A131 and A1124 offering good connections to Sudbury (9 miles), Colchester (14 miles), and Chelmsford (18 miles).

The site is approximately 29 acres (11.76 hectares), currently greenfield and used for agricultural purposes. The proposed development has been designed to incorporate a range of properties<sup>2</sup> with a potential density of up to approximately 34 dwellings per hectare.

## **PLANNING**

Resolution to grant outline planning permission for up to 292 dwellings was received at planning committee on 15th September, 2015 under LPA reference 14/01580/OUT.

## **METHOD OF SALE**

The site is being offered for sale via an informal tender. Best offers are to be submitted to Martin JORDAN at Whieldge and Nott and James Holladay at Gladman Developments by email by **12 noon, Wednesday 27th January 2016**.

Preference will be given to unconditional offers subject to contract only. Any conditional offers are required to clearly specify any conditions attached.

Bidders are asked to provide a summary of any abnormal cost assumptions used in formulating their proposals. If an element of payment deferral is required, this should be outlined as part of any proposal.

Further tender requirements will be provided shortly before the bid date.

## **TENDER INFORMATION**

Upon request a link and login details can be provided to gain access to the complete suite of technical reports and surveys which were submitted to Braintree District Council as part of the planning application.

This Data Room will be updated following receipt of Registered Provider bids for the affordable dwellings, a Phase II Site Investigation which has been commissioned, and any other additional information to inform bids.

All external reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from all consultants confirming use and reliability of these documents in connection with the development of this land.

## **LEGAL**

### **OVERAGE**

The site is to be sold as a vacant freehold site. Access rights will be reserved to the Vendors retained land.

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**

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 only.

Viewing of the site 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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