



## Residential Development: Wrabness

POA

### RAYLEIGH OFFICE

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

**01268 783377**

Development Site: Wrabness

Resolution to grant outline planning permission for 18 dwellings, 17 private dwellings and 1 affordable dwelling gifted to Tendring District Council

Approximately 1.4 Ha (3.5 acres)

### DETAILS

The site extends to approximately 1.4 Ha (3.5 acres) and is situated in on the south side of Station Road, Wrabness.

### PLANNING

The site has the benefit of a resolution to grant Outline Planning Permission with all matters reserved for the residential development of 18 dwellings.

Planning ref Tendring - 15/01737.OUT

The resolution was approved subject to conditions and the completion of a Section 106 agreement.

Negotiations are ongoing in respect of the Section 106 agreement. The section 106 agreement will cover the provision of 1 affordable housing plot which is to be built and gifted to Tendring District Council and the provision and maintenance of 0.2Ha of Open Space. A copy of the draft 106 agreement will be available upon request.

### **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 July 2016.

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

### **PLANNING INFORMATION**

Planning Information is available from Tendring's website.

Refer to link <https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NXYL4QB01U00>

## **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.

### **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.

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**Whirledge  
&Nott**

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