



## Residential Land: Kelvedon

POA

### RAYLEIGH OFFICE

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

**01268 783377**

For Sale by Informal Tender, a residential development site with outline planning permission with reserved matters approval for a 35 residential units, including 40% affordable housing.

The site extends to approximately 6.15 acres (2.49 hectares) and is situated in the village of Kelvedon.

**INFORMAL TENDER DEADLINE 12 NOON FRIDAY 27TH MAY 2022. OFFERS SOUGHT ON AN "UNCONDITIONAL" BASIS.**

## DETAILS

### LOCATION

Kelvedon lies just 20 minutes south east of the nearby market town of Braintree and 15 minutes south west of Colchester with both offering an array of shopping and restaurant facilities. The site is located approximately 150 metres north of Kelvedon Station, which benefits from a direct railway line to London Liverpool Street Station within 60 minutes.

London Stansted Airport and M11 are just a 35 minute drive and the A12 (northbound and southbound) is located within a 5 minute drive providing access to Colchester and the City of Chelmsford within 25 minutes (all

distances are approximate and by car).

### **ACCESSIBILITY**

The site is accessed from Coggeshall Road.

### **PLANNING PERMISSION**

The Local Planning Authority is Braintree District Council.

Outline planning permission was granted on the 4th December 2019 for the creation of up to 35 dwellings including 40% affordable housing, open space and parkland (**reference 17/02271/OUT**).

A subsequent reserved matters application (relating to appearance, landscaping, layout and scale) pursuant to the outline planning permission was submitted in December 2020 and was presented to the planning committee in April 2022. The committee subsequently resolved to grant permission of the resolved matters.

A pack of the planning documents is available from the selling agent however prospective purchasers must make themselves aware of the planning conditions and opportunities.

Please see the sales particulars for further information.

### **HIGHWAYS**

The purchaser will be required to enter into a S278 agreement to complete the off site highway works. The approved vehicle access is in the north western corner and requires additional work within the existing highway.

Please see the sales particulars for further information.

### **JAPANESE KNOTWEED**

A small amount of Japanese Knotweed was identified in one location on the site behind Watering Farm Cottage. A quotation for its removal by Remediate is included within the Data Room.

### **DATA ROOM**

Access to a comprehensive Data Room containing all relevant sales information and a full suite of technical reports and planning documents is available upon request.

Please request access to the Data Room by emailing [m.gill@whirledgeandnott.co.uk](mailto:m.gill@whirledgeandnott.co.uk)

### **SERVICES**

Prospective purchasers must make their own inquiries regarding the

availability and suitability of services.

### **METHOD OF SALE**

The site is being offered for sale by private treaty on an informal tender basis.

**Informal tenders on an "unconditional" basis are being invited with a closing date of 12 noon Friday 27th May 2022.**

Details of the informal tender process can be obtained from the selling agent. Informal tender forms will be circulated to all parties who request access to the Data Room.

Offers can be emailed to [m.gill@whirledgeandnott.co.uk](mailto:m.gill@whirledgeandnott.co.uk)

## **LEGAL**

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to any easements, quasi-easements, wayleaves or rights of way whether mentioned in the particulars or not.

### **TENURE AND POSSESSION**

The property is to be sold freehold with vacant possession.

### **VAT**

Please note that VAT will be charged on the sale of the property.

### **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 with Whirledge & Nott or joint agents Mather Jamie. Viewing of the property is entirely at the risk of the enquirer. Neither the selling agents nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Matthew Gill - [m.gill@whirledgeandnott.co.uk](mailto:m.gill@whirledgeandnott.co.uk) / 07969 665508

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## JOINT MARKETING

Whirledge & Nott together with joint agents, Mather Jamie, have instructions to market the site via an informal tender process.

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**Whirledge  
&Nott**

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