



**Whirledge
&Nott**

Land • Property • Development

Residential Development Opportunity

Braintree Road, Tye Green, Crossing CM77 8HS

RAINIER
DEVELOPMENTS & STRATEGIC LAND

Residential Development Opportunity

Land east of Braintree Road, Tye Green, Cressing, Essex

Outline planning permission for up to 35 residential dwellings

40% Affordable Housing

All matters reserved with the exception of access

Land comprises approximately 1.68 hectares (4.15 acres)

Granted at appeal ref APP/APP/Z1510/W/22/3307493 and dated 14th March 2023

For Sale by Informal Tender, offers sought on an unconditional basis by 12 noon on Thursday 25th May 2023

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Location

The site is located on the northern edge of the village of Tye Green, which lies to the southeast of Braintree. This site is bound by existing housing to the north, south and west, and agricultural land to the east.

The site is within walking/cycling distance of a range of local amenities, including schools, shops, restaurants, and recreational facilities. Tye Green is serviced by public transport, with the closest bus stops to the site being approximately 250 metres by foot.

Braintree is situated approximately 4.3 kilometres northwest of the site by road. Braintree has a wide range of shops, services, and employment opportunities.

Braintree Village, a large sub-regional outlet shopping centre, and Braintree Retail and Leisure Park are within approximately 1.4 kilometre of the site by road.

Cressing Railway Station is located within a 15-minute walk of the site, and provide local services to destinations including Braintree (approximately 10 minutes) and London Liverpool Street (approximately 57 minutes).

The site also benefits from close proximity to the A120, A131 and A12, offering good connections to Chelmsford, Halstead and Colchester.

Description

The site is approximately 1.68 hectares (4.15 acres) and currently greenfield and used for agricultural purposes.

Planning

The site benefits from an outline planning permission (OPP) for up to 35 dwellings granted at appeal on 14th March 2023 (Ref APP/Z1510/W/22/3307493). The planning application (Ref 21/03053/OUT), dated 6th October 2021, was refused by notice dated 23rd March 2022. The approved description of development is an “outline planning application (some matters reserved) for the residential development of up to 35 dwellings (including 40% affordable housing), with vehicular access, areas of landscaping and public open space”, in accordance with approved plans 309_L01 Rev. B and 21187_001 Rev. P5.

Section 106

A copy of the S106 agreement is included in the Data Room. Parties must assume responsibility for all S106 obligations and contributions other than the fees under clause 7.1 which have already been paid.

Phase II Site Investigation

A phase II site investigation has been commissioned. The report will be circulated to interested parties prior to the bid date.

Purchaser's Obligations

The vendor will retain a right to use, connect into, and upgrade roads and services. The purchaser will also be responsible for erecting a post-and-rail fence and hedging on the western boundary of the vendor's retained land.

Data Room & Information

The provided link and login details gives access to the complete suite of technical reports and surveys which were submitted to Braintree District Council as part of the planning application. The Data Room will be updated following receipt of the Phase II Site Investigation and any other additional information to inform bids.

Method of Sale

Whirledge & Nott have instructions to market the site via an informal tender process with a view to selling it at the best consideration achieved as a result of the marketing campaign. The vendor does not undertake to accept the highest or indeed any offer.

Offers are invited on an unconditional basis.

Further bidding requirements will be provided to interested parties before the tender due date.

Offers are to be provided to Rhema-Mai Ward and Matthew Gill via email r.ward@whirledgeandnott.co.uk / m.gill@whirledgeandnott.co.uk by **12 noon on Thursday 25th May 2023**.

Legal

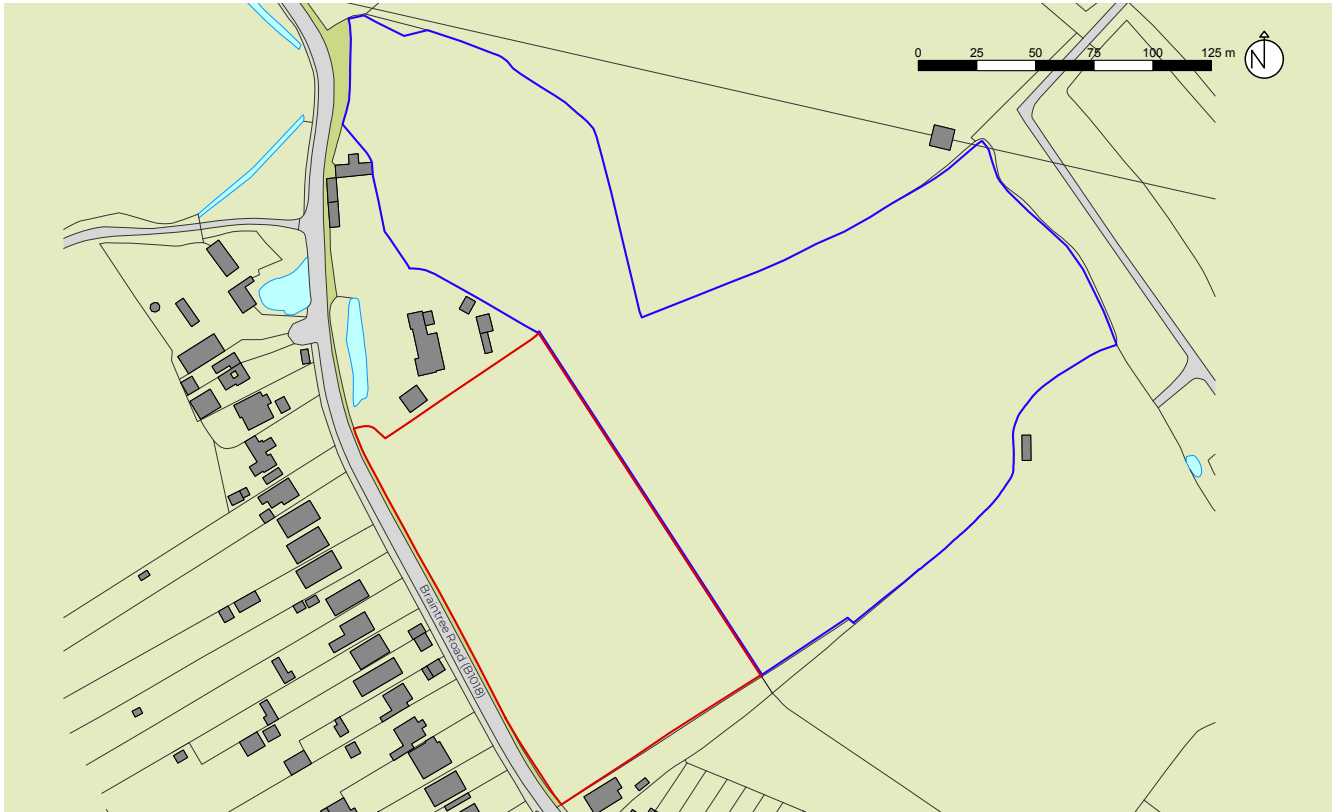
The site is to be sold as a vacant freehold site. The vendor will impose a covenant on the sale that no more than 35 dwellings are built on the site.

Tenure

The site will be sold freehold with vacant possession on completion.

VAT

The vendor has elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.



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Viewings

Viewings should be arranged by prior appointment with the selling agents:

Rhega-Mai Ward

r.ward@whirledgeandnott.co.uk

07436 142599

Matthew Gill

Development Director

m.gill@whirledgeandnott.co.uk

07969 665508

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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.