

LAND AT WESTERN ROAD, SILVER END WITHAM, ESSEX, CM8 3SG

RESIDENTIAL DEVELOPMENT OPPORTUNITY



WELL PLACED

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- For Sale Freehold
- Site Area 0.492 ha (1.215 acres)
- Set within the amended Silver End Development Boundary and adjacent to the Grade II Listed Bower Hall
- Opportunity to deliver a high quality residential scheme
- Offers invited on a 'subject to planning' basis

LOCATION

The site, is located fronting Western Road and is situated in the village of Silver End which is located approximately 4 miles north of Witham and 4.5 miles south-east of Braintree.

Silver End is situated in between A120 to the north and A12 to the south providing direct access to the M11 and M25. Witham Station provides a direct service into London Liverpool Street with approximate journey times of 45 minutes. White Notley train station is located approximately 2 miles west of the site providing a regular train service into London Liverpool Street.

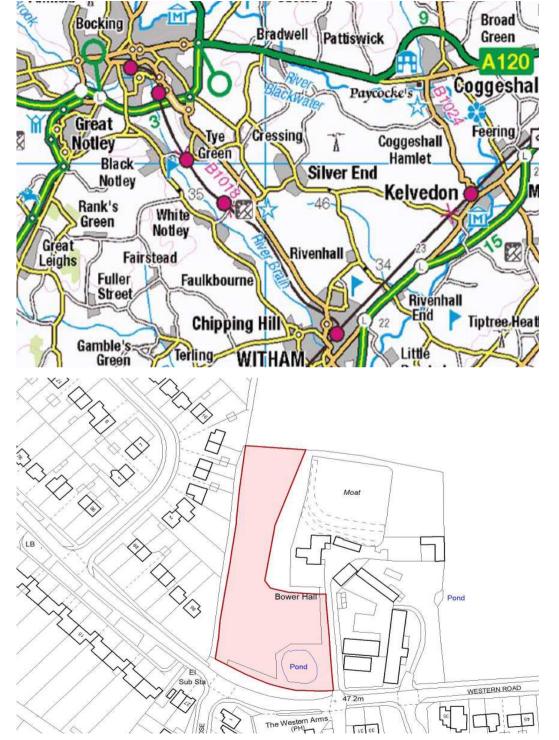
The village of Silver End benefits from a number of local facilities and amenities such as a Post Office, GP surgery, a primary school and local shops.

DESCRIPTION

The site comprises a largely flat grassed area containing a number of mature trees and shrubs to the site boundaries with the remainder mainly laid to lawn.

The site sits immediately adjoining Bower Hall, a Grade II Listed property comprising an original 17th Century Farmhouse with associated barns and more modern outbuildings.

The site is of an irregular shape and measures circa 1.215 acres (0.492 hectares).



PLANNING

The site is located within Braintree District Council and is subject to their local planning policies. The site was previously located outside of the 'Silver End Development Boundary' as shown in the old Braintree Local Plan (2005). However, the adjacent land has recently obtained outline planning permission for a residential development of up to 350 dwellings. Consequently our clients land has now been included within the new Braintree Local Proposals Plan (2017) which is due for formal adoption shortly.

All other additional enquires with regards to planning or policy should be addressed to Braintree District Council's Planning Department.



TENURE

The property is to be sold Freehold with vacant possession on completion, subject to any rights, reservations or obligations in respect of the seller's retained land.

VIEWINGS

The site is partially visible from Western Road. If interested parties require a more detailed site inspection then this is strictly by prior appointment via Glenny LLP.

Potential purchasers should take note that Glenny LLP takes no responsibility for any injury or accident at the property. Interested parties will visit the property at their own risk.

OFFERS

Offers for the freehold interest are invited on a 'subject to planning' basis.

It is likely that a date for receipt of offers will be set in due course and all interested parties will be advised of this accordingly.

FURTHER INFORMATION

Additional site and planning information is available to be downloaded from the dedicated data room. Access to this is available upon request.



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RESIDENTIAL DEVELOPMENT



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BUILDING CONSULTANCY



RESIDENTIAL MANAGING AGENTS

VAT

In the event that a sale of any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

FURTHER INFORMATION

Further information is available upon request from Glenny LLP via the property's dedicated data room.

CONTACTS

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