

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY



WELL PLACED

PROPERTY ADVISORS

www.glenny.co.uk

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.



INVESTMENT



BUSINESS SPACE AGENCY



STRATEGIC PLANNING



DEVELOPMENT



RESIDENTIAL DEVELOPMENT



RESEARCH



REGENERATION &
INFRASTRUCTURE



VALUATION SERVICES



LEASE ADVISORY



ARCHITECTURE



ASSET & PROPERTY
MANAGEMENT



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

GAVIN DONN

e: g.donn@glenny.co.uk

t: 020 3141 3518

07768 746 062

KEITH BRELSFORD

e: k.brelsford@glenny.co.uk

t: 020 3141 3526

07768 747 638

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved. Licence number 100020449.

