

LAND TO THE NORTH OF MEADWAY

Gosfield, Essex, CO9 1TB



Key Highlights

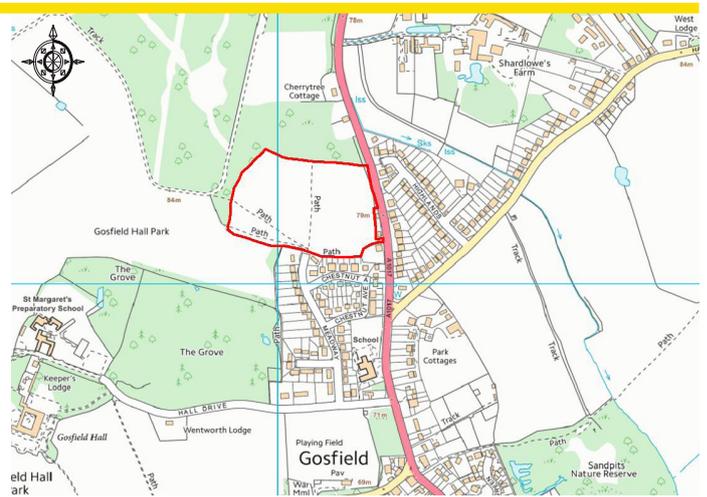
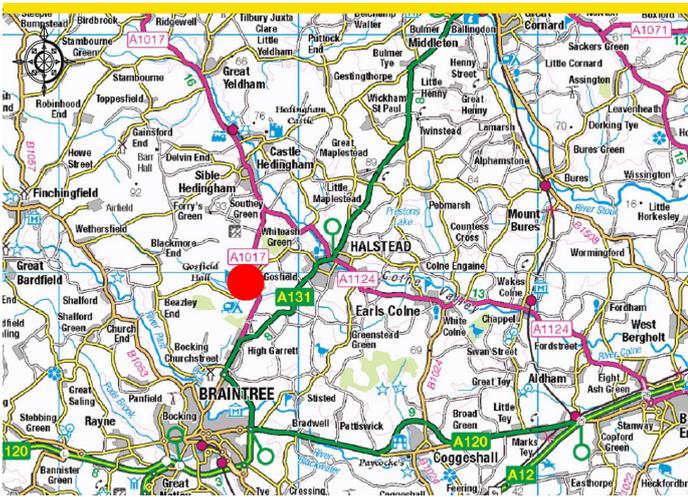
- Residential development opportunity
- Outline planning permission for up to 35 residential units
- Site extends to 12.6 acres (5.1 hectares)
- In close proximity to Gosfield Hall and Gosfield Lake Golf Club.

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Introduction

On behalf of the Landowners, Savills (UK) Ltd ('Savills') and Kemsley LLP ('Kemsley') are pleased to offer for sale the freehold interest in the land to the north of Meadway, Gosfield, Essex (hereafter referred to as 'the Property').

The Property comprises Greenfield land, extending to approximately 5.1 ha (12.6 acres). The Property benefits from an outline planning permission for up to 35 residential dwellings.

The method of disposal is by private treaty. Offers are strictly invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/gosfield.

Location

The Property is located in the village of Gosfield, within the county of Essex, lying approximately 3.2 km (2 miles) west of Halstead, approximately 6.4 km (4 miles) north of Braintree and approximately 21.3 km (13.2 miles) north west of Colchester.

According to the 2011 Census, Gosfield has a population of approximately 1,362 residents. Gosfield benefits from a range of amenities, including a local pub, church, Gosfield lake which offers recreational activities, various sports clubs and Gosfield Hall. Educational needs are provided for by way of Gosfield Community Primary School in addition to two independent schools, Gosfield School and St Margaret's Prep School.

Gosfield is located a short distance from the A131 running between Chelmsford and Bury St Edmunds, linking with the A120 at Braintree providing road links to Stansted, the M11 and Colchester. Rail services are available from Braintree Railway Station, located approximately 7.9 km (4.9 miles) south of the Property. Train journeys are direct to London Liverpool Street (average journey time of approximately 50 minutes).

Description

The Property extends to approximately 5.1 hectares (12.6 acres) and comprises Greenfield land. The Property is predominantly rectangular in shape and is self-contained with existing vegetation clearly marking the boundary. The Property is bound by hedgerows and fencing to the eastern and southern boundaries, with woodland to the northern and western boundaries. Public footpaths run to the boundaries of the Property.

Planning

The Property falls in the jurisdiction of Braintree District Council ('BDC'). The following planning application has been submitted:

REF.	DECISION DATE	DESCRIPTION	DECISION
17/01066/ OUT	24th May 2018	Outline application with all matters reserved except for access for the erection of up to 35 dwellings - Access via Meadway.	Granted

The consented scheme shows an indicative mix of 2, 3 and 4 bedroom houses of varying types and sizes. The scheme allows for the provision of an amenity green and retention of existing public footpaths along the southern and northern boundaries. The consent also provides for the western section of land of approximately 2.48 hectares (5.9 acres) to be handed to the community and retained as open space.

A copy of the planning application documents can be found within the Information Pack online at www.savills.com/gosfield or sourced from BDC website under the above planning reference.

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Section 106

A copy of the signed Section 106 Agreement is available within the Information Pack or can be downloaded from BDC website. We understand that the following contributions are sought:

- Affordable Housing - (40%) 14 dwellings
- Allotment Contribution
- Outdoor Sport Contribution
- Education Contribution

Interested parties will be asked to make their own assumptions on the total figure as this will be scheme dependent, and we ask for this figure to be stated as part of any bid.

Technical

A comprehensive technical Information Pack has been put together and made available to all parties. We advise that any purchasers make themselves fully aware of the wider reports and make themselves comfortable with the content therein.

VAT

Please note that VAT will not be charged on the sale of the Property.

Tenure / Vacant Possession

The land will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

Rights Of Way

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

The Purchaser may be obligated to provide an adoptable road and services up to the northern boundary with a retained access.

Viewings / Meeting With Agents

Viewings can be made from the public highway. Please contact one of the selling agents should you require an accompanied viewing.

Bids

Offers are invited strictly on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

Offers are to be sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Land at Gosfield, Essex - JB".

Email offers will be acceptable, addressed to jcbates@savills.com and mike.lawrence@kemsley.com.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Bid Submission

The following is to be submitted as part of any bid:

- Confirmation that the offer is unconditional;
- Outline of board approval process;
- Proof of funding;
- Confirmation of the allowances made for Section 106 financial contributions;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide a legal undertaking to cover reasonable abortive legal costs.

Contact

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots, set against a yellow rectangular background.