

Thorpe Road, Little Clacton, Essex CO16 9RZ



CGI Image

- Approx 9.88 acres (3.99 hectares)
- Full Planning Permission for 79 bungalows and 2 houses (0% affordable)
- Signed S106 Agreement dated 29 June 2017 with nil financial contributions for early completion
- Site Available for Immediate Development
- Approx 2.5 Miles from Clacton Town Centre and Coast
- Possible retirement village or high profile gated development

For Sale Freehold
Attractive
'Ready to Go'
Greenfield
Development
Opportunity



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INDUSTRIAL
TRANSACTIONS
SOUTH EAST
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Details

Location

The property is situated on the outskirts of Clacton on Sea and approx. 3 miles north of the town centre. The site is within a half mile of Clacton Factory Outlet Shopping Village and the large Morrisons Supermarket situated on Centennial Way.

The location benefits from good transport links being just 2 miles east of the A133 which leads to the A120 and the east coast ports of Harwich and Felixstowe and the A12 trunk road providing links to Ipswich and Norwich to the north and Chelmsford, the M25 and London to the south.

Clacton-on-Sea railway station is approximately 2.5 miles to the south and offers a direct service to London Liverpool Street (approx. 90 minutes).

Description

The site (hatched red) comprises farmland now reverted to rough grazing bounded by hedges and trees. The land lies in a single block totalling 9.88 acres with frontage to Thorpe Road and Holland Road. Access to the site is from Thorpe Road.

Clacton on Sea benefits from a well established and resilient housing market which is well placed to take advantage of forecast demographic growth in the region.

Planning

Full Planning Permission (ref.16/00421/FUL) has been granted for the "Construction of a development of 81 predominantly single storey retirement dwellings". There is no age restriction in the planning conditions.

The Scheme comprises:

- 21 no. 2 bed terraced bungalow
- 4 no. 2 bed semi-detached bungalow
- 26 no. 3 Bedroom semi-detached bungalow
- 28 no. 3 Bedroom detached bungalow
- 2 no. 4 Bedroom detached house

The bungalows range in size from 70 sq. m. to 108 sq. m. The houses are 160 sq m. Each unit has a conservatory and 60 of the units have detached garages. There are 189 car parking spaces in total.

There is a S106 Agreement which provides for the payment of affordable housing, education and healthcare contributions but these are deferred and there is no financial liability if the scheme is completed by 29th June 2023. Thereafter, in each case, any

liability is subject to a Viability Assessment with contributions capped at the sums defined in the S106 Agreement.

Further details can be downloaded from Tendring District Council's Planning Portal. Potential purchasers are advised to direct any planning enquiries to Tendring District Council

Services

Main services are believed to be available in the local area.

Title

The site is offered for sale freehold with vacant possession. There are no known easements or current rights of way or wayleaves crossing the site.

Information Pack

An Information Pack including a copy of the Decision Notice, S106 Agreement, Floor layouts, Topographical Survey, Engineering and Flood Risk Assessments, Services Report and Phase I Desk Study is available upon request.

Method of Sale

The property as shown edged red on the plan is to be offered for sale as a whole by private treaty on a conditional or unconditional basis. Potential purchasers are requested to register their interest with us as soon as possible. The Vendor reserves the right to accept any offer received at any time subject to conditions or otherwise without reference to registered applicants.

Basis of Offer

Guide price £5.95M subject to contract.

VAT

The Vendors have not waived their exemption to VAT and will not do so prior to exchange of contracts.

Local Authority

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE
Telephone: 01255 686868.

Legal costs

Each side to bear their own costs. The successful Purchaser will be required to provide a legal undertaking of £5,000 plus VAT in respect of any abortive legal costs incurred if the Purchaser withdraws prior to exchange .

Particulars

Property details prepared in March 2020.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

01245 261 226

fennwright.co.uk

Contact:

Roger Hayward rphh@fennwright.co.uk

Louisa Hunt lmh@fennwright.co.uk



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For further information

01245 261 226

fennwright.co.uk

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