Land to the east of the B1256, Great Dunmow, Essex

FREEHOLD DEVELOPMENT SITE

FOR SALE

8.28 acres net developable land (subject to survey) on a total site area of 9.83 acres

General Site View

Aerial photography courtesy of Drone Services East (www.droneserviceseast.co.uk)

- Site with benefit of planning consent for commercial uses
- 8.28 acres net developable land (subject to survey)

Coke Gearing consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

The site is located at the north eastern edge of the town of Great Dunmow, with extensive frontage to the B1256 Braintree Road approximately ¾ mile north of the Dunmow South junction off the A120 dual carriageway which, in turn, gives access to the M11 at Junction 8. Stansted Airport is approximately 5 miles distant.

Description

The site comprises a greenfield plot of approximately 8.28 acres net developable area forming a broadly rectangular parcel with extensive frontage to the B1256.

The site sits just to the north of the London Road/Chelmsford Road Industrial Estates, two of the town's principal employment areas and is intended to be accessed by creation of a new junction on the B1256.

At present the site is undeveloped and slopes from the road frontage down towards the River Chelmer to the east of the site.

We understand from our client's architect that the site comprises a total of 9.83 acres, approximately 1.5 acres of which is outside of the development area, being located within the effective flood plain of the adjacent River Chelmer.

Planning Consent

The site was granted planning consent under reference UTT/19/1219/FUL for a mixed employment use including lorry depot, car restoration business and offices.

It is considered that the principle of employment use on this site is now established and that there is potential to improve and amend the current planning consent.

The current consent is subject to a Section 106 Agreement which includes provision of a new access from the B1256; alternative access arrangements for the site may be feasible subject to negotiation with the Highways Authority.

NB: A summary of the planning situation and background is attached as a separate pdf and should be read in conjunction with these details.

All information relating to the original application is available via dropbox to named interested parties.

Tenure

The site is offered on a freehold basis, subject to and with the benefit of the current consent on the basis that the purchaser will be responsible for any costs associated with implementing the Section 106 Agreement, should the current consent be implemented.

Price

Offers in excess of £6,000,000 are sought for the site on an unconditional basis, subject to contract only.

Inspection

The site may be viewed from the adjacent highway. Copies of the current planning application, drawings and associated documentation are available through the sole agents, Coke Gearing Consulting.

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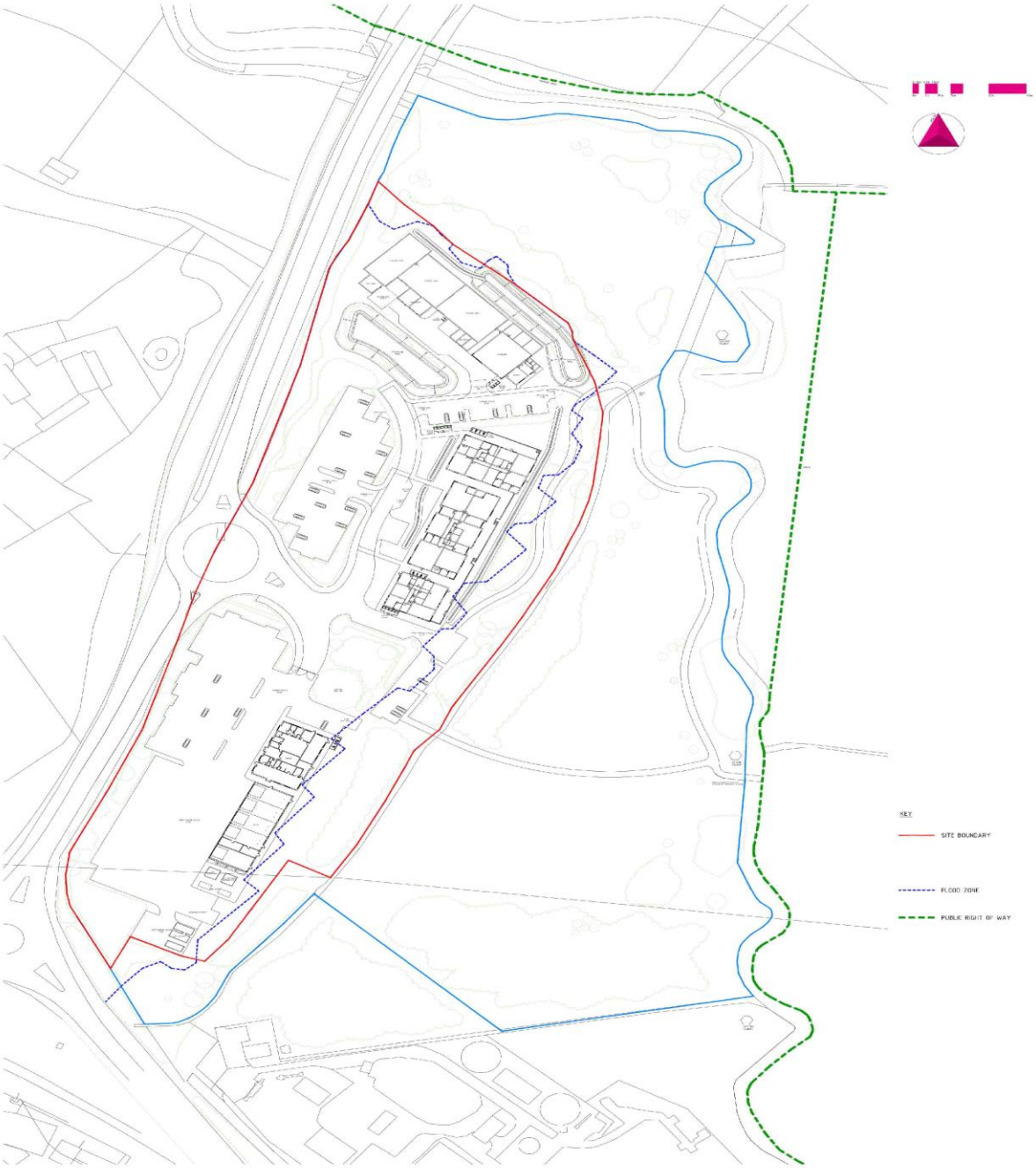

Viewings

For further information please contact:

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