



**RESIDENTIAL DEVELOPMENT LAND,
RAYNE ROAD, BRAINTREE**

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VENDORS' AGENT



SWORDERS

The Gatehouse, Hadham Hall,
Little Hadham, Ware,
Hertfordshire, SG11 2EB
T: 01279 771188
E: michael.hudson@sworders.com
E: nell.dickson@sworders.com

LAND PROMOTER



MANOR OAK HOMES LIMITED

White Lodge Farm
Walgrave, Northamptonshire,
NN6 9PY
T: 01604 781457
E: william.main@manoroakhomes.
co.uk

VENDORS' SOLICITORS



ELLISONS

Ipswich Office
Wherstead Park, The Street,
Ipswich, IP9 2BJ
T: 01473 556900
E: tim.bacon@ellisonsolicitors.com

RESIDENTIAL DEVELOPMENT LAND, RAYNE ROAD, BRAINTREE

Approximately 2.62 hectares (6.47 acres) located on the northern side of Rayne Road, Braintree with outline planning permission for up to 45 dwellings.

- LOCATED OUTSIDE BUT ADJACENT TO EXISTING SETTLEMENT OF BRAINTREE.
- APPROXIMATELY 1 MILE TO THE CENTRE OF BRAINTREE, APPROXIMATELY 12 MILES TO CHELMSFORD, 19 MILES TO COLCHESTER AND 46 MILES TO LONDON.
- APPROXIMATELY 15 MILES TO STANSTED AIRPORT AND 2 MILES TO BRAINTREE RAILWAY STATION.
- OUTLINE PLANNING CONSENT GRANTED FOR UP TO 45 DWELLINGS.
- SECTION 106 CONTRIBUTIONS.

The site is located outside the development boundary but immediately adjacent to the town of Braintree, which offers a comprehensive range of amenities and services. The site is located in close proximity to major road and rail connections as well as Stansted Airport. The site forms Phase II of the Rayne Road development which is currently under construction by Redrow Homes.

OFFERED AS A WHOLE

VIEWING STRICTLY BY APPOINTMENT ONLY

THE LAND

The land extends to approximately 2.62 hectares (6.47 acres) and is located outside but adjacent to the eastern boundary of the town of Braintree. The village of Rayne is located approximately 1 mile to the West. Outline planning permission has been granted for up to 45 dwellings and is the Phase II element to the previously approved Rayne Road development scheme (currently under construction). The application includes a requirement for an affordable housing provision of 30%.

THE SITE

The site currently comprises of two man made fishing lakes and associated grassland. The proposed site layout is formed in a two block arrangement, with a central linear park bisecting the site to provide open space. An attenuation feature is located to the south of the site. The existing boundary and landscape features will be strengthened. A public right of way runs along the north west boundary.

The Vendor has arranged to drain the lakes for the necessary soil testing investigations to be carried out. The site will be sold in the current condition with the lakes drained and therefore the purchaser will need to implement the necessary re-profiling.

LOCATION

The town of Braintree located adjacent to the land is a popular town in the County of Essex and offers a range of services and amenities. The land is located in close proximity to employment facilities, a convenience store (petrol station), sports and playing fields, Braintree community hospital and a doctor's surgery. A wider range of services and amenities are available in Braintree Town Centre.

Excellent transport links are available, with the A120 and A131 providing connections to the A12 and M11. Stansted Airport is located approximately 15 miles away and rail services are available at the nearby Braintree Station,

offering links to London Liverpool Street with stops at Witham and Chelmsford.

PLANNING

Outline planning permission was granted by Braintree District Council (with all matters, other than the means of access reserved for subsequent approval) for up to 45 dwellings. (18/00092/OUT). The planning permission includes pre-implementation and pre-occupation conditions. Please see the additional information pack for details of the planning permission and drawings.

The completed Section 106 requires contributions to:

- Education
- Highways
- NHS
- Outdoor Sport
- Allotments
- Play Space

ACCESS

Access to the site will be from Rayne Road, using proposed site roads within the adjacent Redrow Homes Rayne Gardens scheme. The Vendor has reserved the necessary access and service rights to facilitate the development of Phase II. The proposed access is off one of the Rayne Gardens main site roads. Please see additional information pack for further details.

TECHNICAL INFORMATION

Full details on technical aspects regarding the site are contained in the additional information pack. As noted, the Vendor has arranged to drain the lakes but the purchaser will be required to carry out the necessary re-profiling. The Vendor has commissioned a preliminary ground investigation but it is acknowledged that offers may need to be submitted on a subject to satisfactory ground investigation basis.

PHASE I RAYNE ROAD

Phase I Rayne Road is currently under construction by Redrow Homes and is known as 'Rayne Gardens'. This site has full planning permission for the erection of 127 dwellings with associated landscaping, open space infrastructure and vehicular access. (17/01973/FUL). The Rayne Gardens development provides the approved infrastructure and road access, along with utilities and services to the boundary capable of serving this development.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

OVERAGE

Offers are invited to include overage provisions for any enhanced planning permission in excess of the 45 dwellings secured.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There is a public right of way (footpath) adjacent to the north western boundary, which the site connects into at various points.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

VAT

It is intended to charge VAT in addition to the purchase price on the whole of the land.

ADDITIONAL INFORMATION PACK

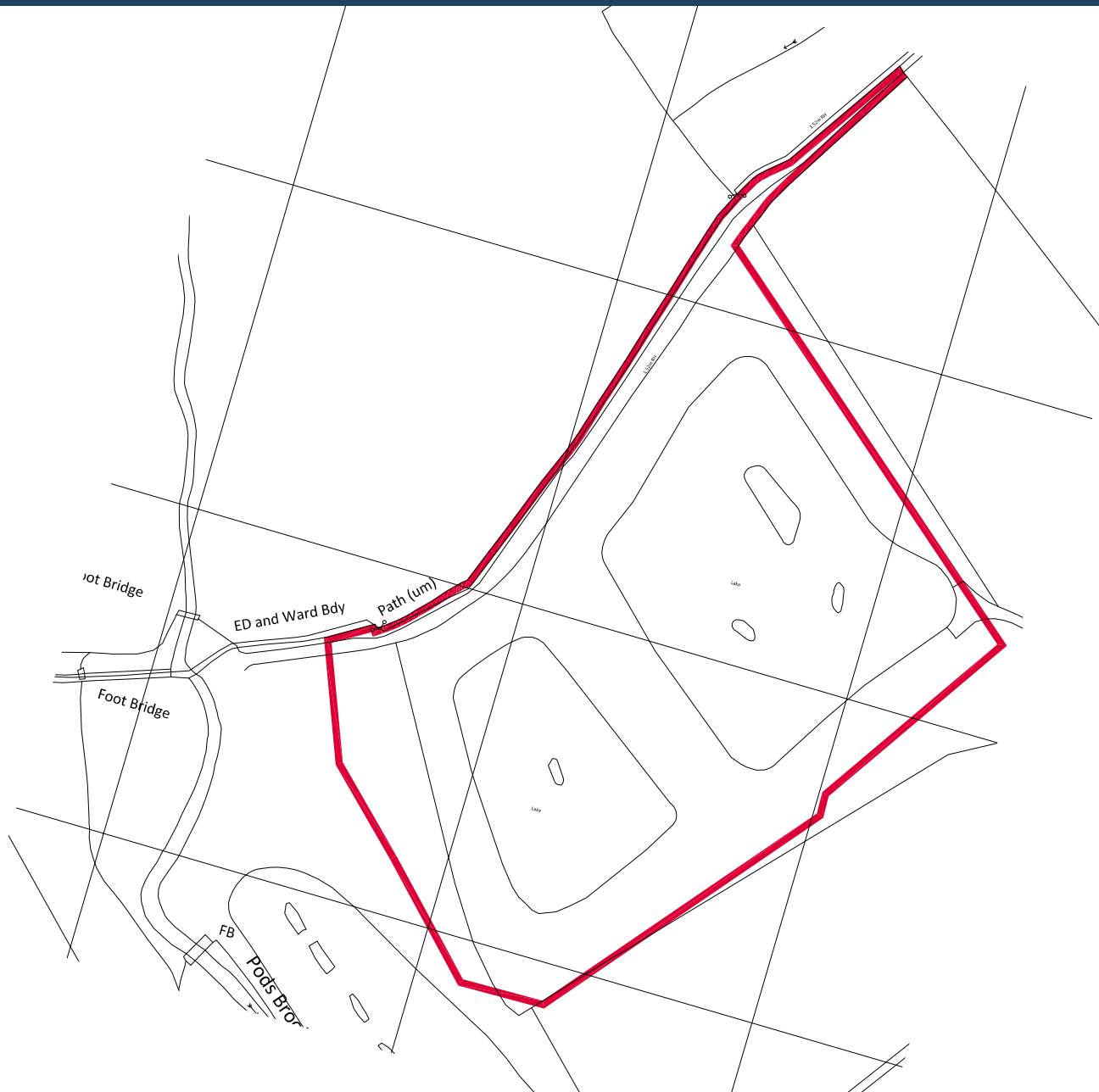
An additional information pack is available containing copies of the planning documents and approved plans, search results and land registry information. Electronic copies are available free of charge upon request via Swords' dataroom.

LOCAL AUTHORITY

Braintree District Council – 01376 552525
Essex County Council - 0345 743 0430

INDICATIVE MASTERPLAN





SURVEYORS|PLANNERS|ARCHITECTS
 THE GATEHOUSE, HADHAM HALL, LITTLE HADHAM, WARE, HERTS SG11 2EB
 Phone (01279) 771188 Fax (01279) 771187 E-mail post@swords.com

SCHEME: **LAND AT
 RAYNE ROAD, BRAINTREE**



DIRECTIONS

Travelling South on the M11 take the exit at Junction 8 signposted to Colchester/ Stansted Airport. At the roundabout, take the 1st exit onto A120 and on entering the second roundabout take the 3rd exit onto the A120 slip road heading towards Colchester. Continue on the A120. After approximately 14 miles, take the slip road signposted to A131 Chelmsford/Braintree Town Centre. At the roundabout, take the 1st exit onto the B1256. After approximately ½ mile, take the 1st exit at the roundabout onto Raye Road. After approximately ½ mile the entrance to the Redrow scheme is on the right hand side.

Travelling North on the M11 as you approach Junction 8 keep in the two left hand lanes to take the A120(E) exit towards Colchester/Stansted Airport. After ¾ mile keep right at the fork and continue onto A120. After approximately 14 miles, take the slip road signposted to A131 Chelmsford/Braintree Town Centre. At the roundabout, take the 1st exit onto the B1256. After approximately ½ mile, take the 1st exit at the roundabout onto Raye Road. After approximately ½ mile the entrance to the Redrow scheme is on the right hand side.

VIEWINGS

Strictly by appointment only with the Vendors' Agent.

T: 01279 77 11 88

E: michael.hudson@sworders.com or nell.dickson@sworders.com

IMPORTANT NOTICE

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All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Photographs taken: April 2019 and January 2017.

Particulars prepared: May 2019.





SURVEYORS | PLANNERS | ARCHITECTS

The Gatehouse, Hadham Hall, Little Hadham, Ware, Hertfordshire, SG11 2EB T: 01279 77 11 88 www.sworders.com