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Land behind the Fire Station, Colchester Road, Wivenhoe
Prime Residential Development Opportunity

 CERES
PROPERTY



Land behind the Fire Station, Colchester Road, Wivenhoe

An exciting opportunity to acquire a residential development site subject to outline planning application pending officer delegated approval to grant consent for the erection of a minimum of 80 residential units.

- Outline planning application pending Officer delegated approval to grant Outline Planning Permission, with all matters reserved except for means of access for residential development of a minimum of 80 residential units, a 60 bed Care Home (Use Class C2), and up to 8 Charity Homes with associated open

space, landscaping and infrastructure.

- 20% Affordable Housing requirement (16 units).
- Site area of approx. 7.85 acres (3.18 hectares).
- Situated on the north side of Wivenhoe, about 4 miles from Colchester Town Centre.
- For sale by Informal Tender.

Location

The site is located towards the northern edge of Wivenhoe, adjacent to Colchester Road (B1028) which connects to the A133 and provides access to Colchester and the wider regional transport network.

Wivenhoe is a small town of 7,347 people (2021 Census) and has a range of local services including post office, doctors surgery, library and pharmacy.

There are two schools, with the Broomgrove Junior and Infant School a short walk from the site.

The town has a rail station with regular services to Colchester, Clacton on Sea, Walton on the Naze and London. The direct journey time to London Liverpool Street is approx. 1 hour 10 mins.

The historic main town of Colchester has all usual facilities and amenities located approx. 4 miles to the northwest. There are regular bus services with two bus stops on Colchester Road.

Description

The land to be sold forms part of an irregular shaped field, in arable cultivation, north of the current built up area of the town and extending to about 7.85 acres (3.18 hectares). It comprises the area permitted for residential development (including Charity Homes and the SUDS basin) as shown on the Sales Plan contained within the Information Pack. The land identified for the care home does not form part of the sale. The existing private access from Colchester Road serving Watsham Place will become the new access road into the site.

To the north of the land is a mature hedge line delineating the field boundary, the south backs onto existing properties along Heath Road, the west side is the retained Care Home land, and to the east the site backs onto the rear of existing properties and Wivenhoe Fire Station that fronts onto Colchester Road.

Planning

The site is within the administrative boundaries of Colchester City Council and is allocated for development in the Wivenhoe Neighbourhood Plan under policy WIV31.

An application for planning permission was submitted on 20th December 2021 (ref 213507) for the following:

"Outline planning application with all matters reserved, except for access, for the construction of a minimum of 80 dwellings, a 60 bed care home (Use Class C2) and up to 8 charity homes with associated open space, landscaping and infrastructure. Provision for a dedicated access to proposed allotments."

S106 Agreement

A draft S106 Agreement is being finalised. The development will be required to provide 20% affordable housing (16 units). Land for Charity Homes is to be transferred to a housing charity

and allotment land is to be transferred to the Town Council by the vendor.

CIL

Colchester City Council is currently preparing a CIL Charging Schedule but is currently not a CIL charging authority.

Tenure

The site is to be sold freehold, with Vacant Possession.

Easements, Wayleaves and Rights of Way

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

Services

More information is included within the Information Pack, but prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

VAT

Prospective purchasers should be aware the purchase price will be subject to VAT and all offers should be clearly stated as a figure plus VAT. Please refer to the Bidding Guidelines.

Method of Sale

Offers are invited by way of Informal Tender. Prospective purchasers are directed to the Sales Summary and Bidding Guidelines contained within the Information Pack for further information.



Information Pack

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request.

For access, please contact the Selling Agent.

Bidding Guidelines

Offers should be submitted by noon on Thursday 2nd November 2023 in accordance with the directions in the Bidding Guidelines.

Inspections

Inspections should be arranged by prior appointment with the selling agents.

Contacts

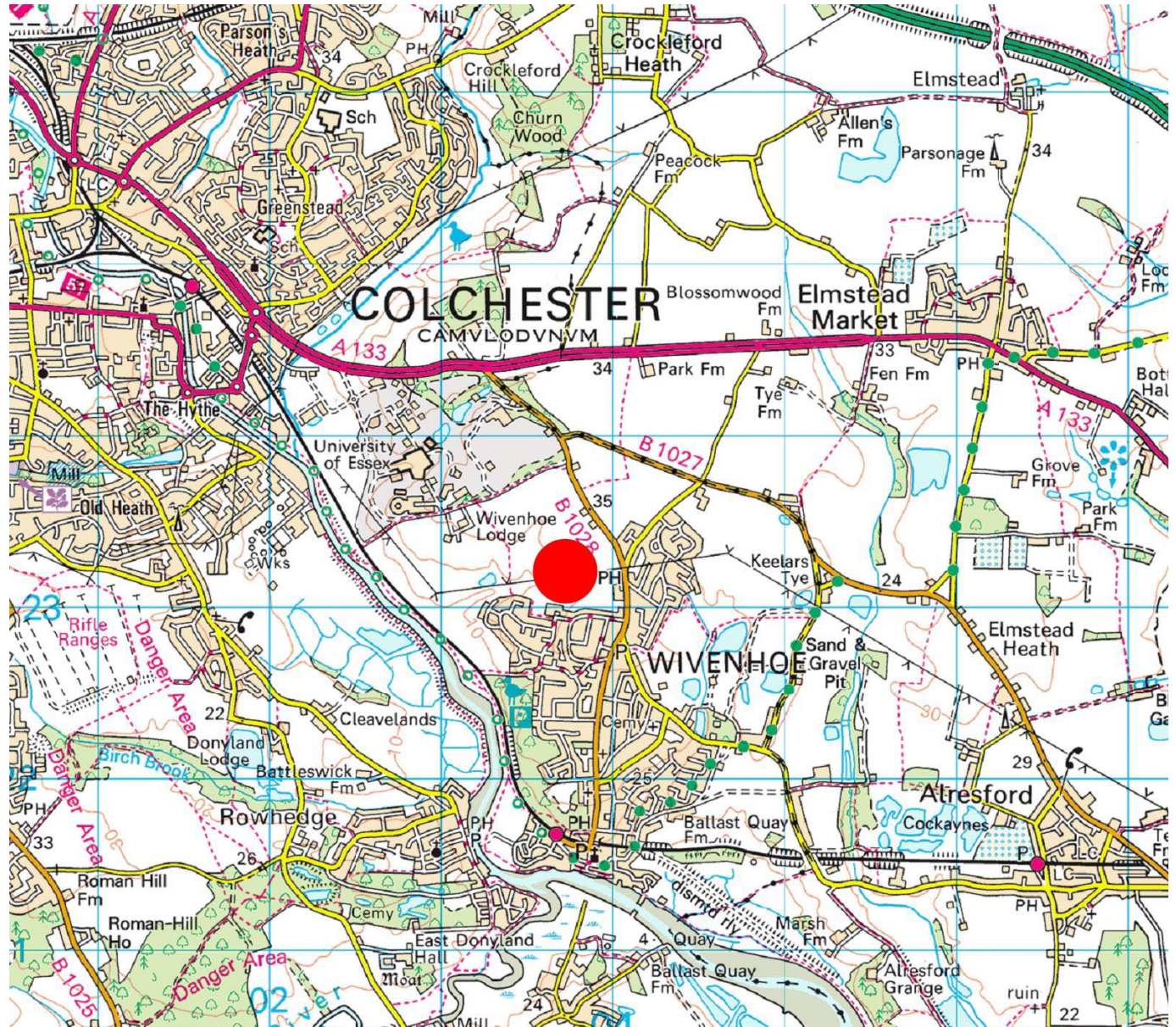
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