



Land at New Road
 Mistley, Essex CO11 2AG
 7.29 acres (2.95 hectares)
 For Sale Freehold



The Opportunity

This is a unique opportunity to develop a high quality housing scheme in an edge-of-village setting with views over open countryside.

Outlined Planning Permission has been granted for the development of 67 units.

The freehold interest will be available in the site with all rights necessary for implementation of the planning permission. Vacant possession will be provided on completion.



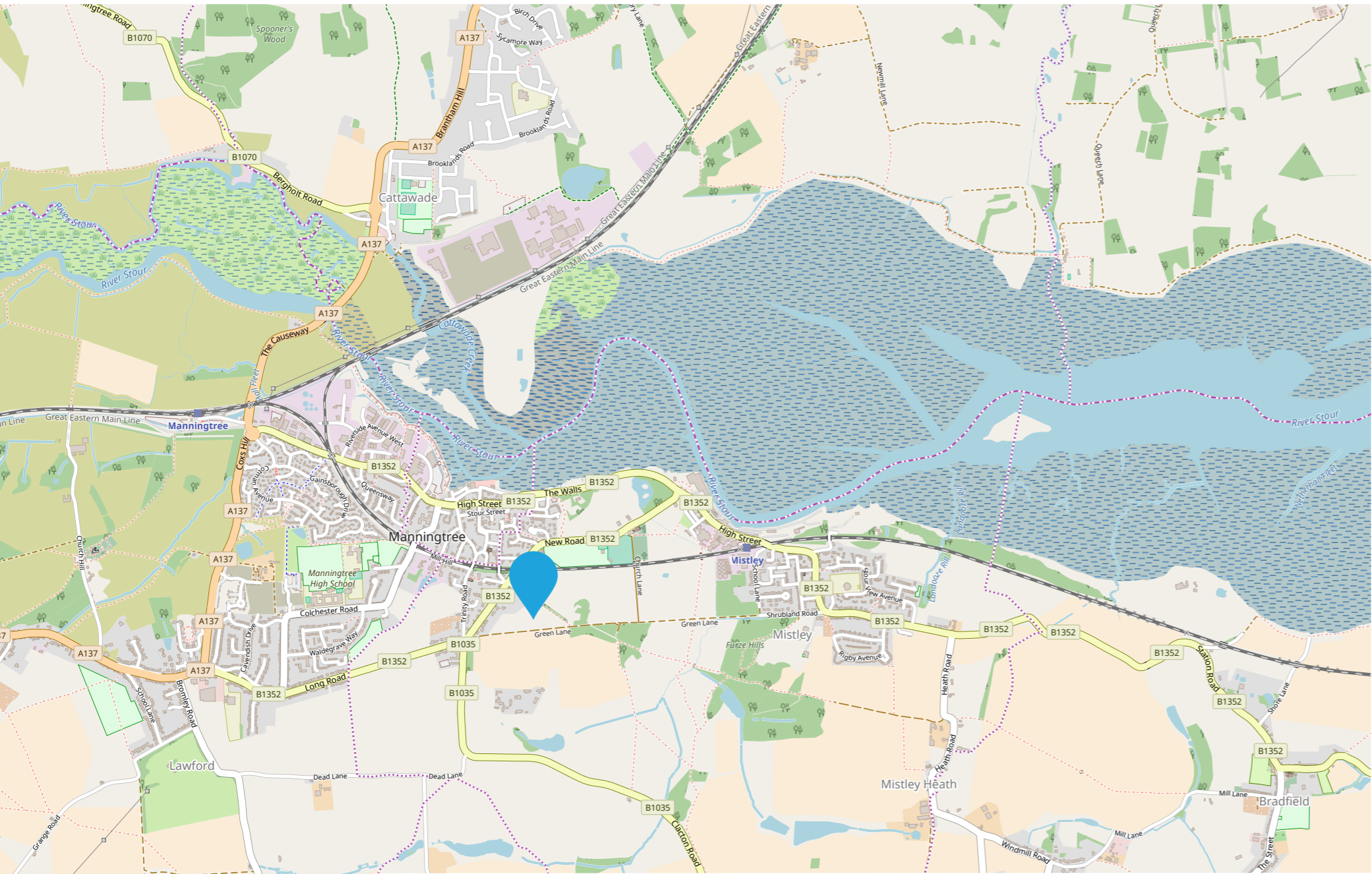
Location

The site is located at the eastern edge of Mistley, an attractive village located to the east of Manningtree just 11 miles (17.6 km) north east of Colchester.

The area is rich in history associated with its role as a port on the river Stour in the 18th and 19th century and the surrounding countryside was the inspiration for many of Constable's celebrated works.

The site is located 1.4km (0.9 mile) from Mistley Station which provides direct services to London's Liverpool Street terminus.

A more frequent and faster commuter service is provided from Manningtree Station which is 2.7 km (1.7 miles) away with a fastest journey time of less than an hour.



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Manningtree Train Station



Mistley Church Towers



St. Mary's Church, Mistley



Mute swans on the River Stour

The Property

The site currently comprises grazing land and extends to an area of 2.95 hectares (7.29 acres).

The property is located in a particularly pleasant setting affording views over adjacent countryside which is designated as part of a Conservation Area.

As such, the setting is unique and likely to be enjoyed by future residents of the development for many generations to come.

The principal access to the proposed development is through Weavers, a residential property on New Road. This access land is under separate ownership and is controlled by an Option Agreement.

The terms involve an initial payment of £250,000 on exercise and a further payment of £8,000 for each additional unit for development in excess of 40 units, payable upon implementation.



Views to the south of the site

Planning

Outline planning permission was granted on Appeal for the development of 67 residential units on the site on the 19th February 2018 with all matters reserved save for means of access and layout in accordance with the plan shown below.

A unilateral undertaking has been entered into by the applicants which requires the provision of 30% affordable housing and educational contributions.

All the relevant planning documentation can be accessed using the following hyperlink from Tendring District Council's website:-

<https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=OJ78R4QB0K000>



Guidance for the Submission of Offers

Proposals are invited from parties wishing to acquire the freehold interest in the site on an unconditional basis.

Reflecting the quantum of development and absence of abnormal infrastructure, preference will be given for offers submitted without deferment or staged payments.

Please note that the sale will be elected for VAT purposes and ensure that this is reflected in your financial analysis.

Key to the selection of the optimum basis of disposal will be the following criteria, details of which parties must provide for their proposal to be considered favourably.

- Level of Purchase Price and Deposit (which is expected to be at a minimum of 10% including a non-returnable element to meet the Vendors' professional fees)
- The level of abnormal cost and planning contribution allowances incorporated in your offer.
- The scope of pre-exchange conditionality together with timescales to satisfy this due diligence.
- The level of GDV assumed within your offer and details of any proposed overage including a percentage share above a stated threshold.
- A full schedule of proposed accommodation.

Written proposals should be submitted by email to dpa² at anthony@dpa2.com by no later than noon on 1st June 2018.

Communications & Further Information

To register your interest or for further information contact:

Anthony Horton
anthony@dpa².com

Tel. 01737 652062
Mob. 07450 847648

The site can be viewed discreetly without appointment from Green Lane on the eastern boundary of the property.

Conditions under which these particulars are issued:

All details in these particulars are given in good faith, but dpa² for itself and the Vendors/Lessors of this property for whom it acts give notice that:-

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Particulars issued April 2018

