



Residential Development Opportunity | Frinton-on-Sea | Essex

BERRYS
PROPERTY | BUSINESS | PLANNING

LAND AT TURPIN'S FARM FRINTON-ON-SEA | ESSEX

 Frinton-on-Sea 0.7 miles
 Colchester 20 miles

Residential Development Opportunity

Location

Situated between the seaside towns of Frinton-on-Sea and Walton-on-the-Naze the property is located within the administrative area of Tendring District Council in Essex approximately 20 miles from Colchester, 7 miles from Clacton-on-Sea and 15 miles from Harwich.

There are excellent amenities within the local area including a doctor's surgery, public houses, a golf course and shops. There is also access to Primary Education at the adjoining Hamford Primary Academy and nearby Frinton-on-Sea Primary Schools both rated Good in the recent Ofsted Reports with the nearby secondary school having been rated as Outstanding.

There are main line railway stations at Kirby Cross and Frinton-on-Sea which provide links to London Liverpool Street in under 1hr 30mins and Stratford in 1hr 16mins.

Description

The property, which extends to approximately 28.73 acres (11.62 hectares), is regular in shape and comprises a single parcel of gently sloping arable land. The property has road frontage to Elm Tree Avenue and Walton Road and is bordered to the south by existing residential development and Hamford Primary Academy.

Planning

Outline Planning Permission has been granted by Tendring District Council for "The erection of up to 210 dwellings with access from Elm Tree Avenue, including green infrastructure, children's play areas, school drop off and parking facility and other related infrastructure" under application reference 16/00031/OUT.

A Section 106 Agreement has been signed by all the relevant parties and a Decision Notice issued dated 1st March 2017. The Section 106 Agreement requires financial contributions towards:

- Early Years Childcare Contribution;
- Primary and Secondary Contribution;
- Healthcare Contribution;
- Public Open Space and Management Contribution;
- Affordable Housing - by way of 18 gifted units or 30% contribution to be transferred to a Registered Housing Provider.

Comprehensive information which forms part of the planning consent together with supplementary technical reports (including land contamination and ground investigations) can be found in the Data Room.

Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers although further information on Utilities and the Sustainable Drainage Strategy is available in the Data Room.

Tenure

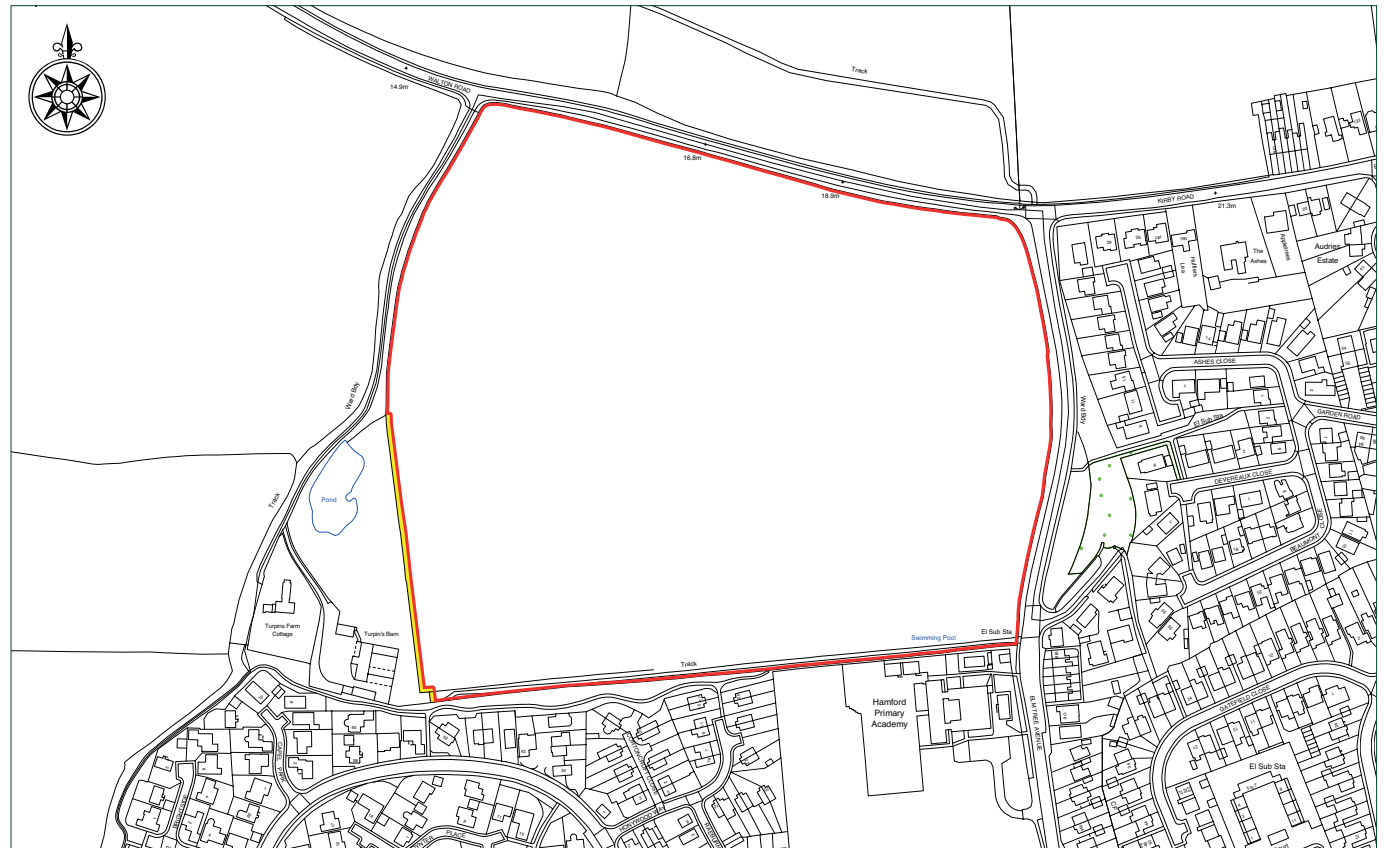
The site is to be sold freehold with vacant possession on completion.

Ransom

The Vendors will retain a ransom strip shown coloured yellow on the plan attached.

VAT

The property has not been elected for VAT but the Vendors reserve the right to opt for tax and if exercised, the tax shall be payable by the purchaser.



Wayleaves, Easements and Rights of Way

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

Method of Sale

The property will be offered for sale by Private Treaty with a preference for unconditional offers on the whole.

Data Room

Access to a Data Room containing all relevant planning documents, sales particulars and technical reports is available upon request.

Viewings

Purchasers may view the property unaccompanied with a set of the sales particulars in hand. Purchasers should note that the Vendors nor the Agent takes responsibility for any injury or accident at the property and visitors enter the property at their own risk.

Local Authorities

Tendring District Council (Planning), Council Offices
Thorpe Road
Weeley, Essex
CO16 9AJ
Tel: 01255 686868

Essex County Council
County Hall
Market Road
Chelmsford CM1 1QH
Tel: 03457 430430

Vendors' Solicitor

Shoosmiths
Witan Gate House
500-600 Witan Gate West
Milton Keynes
MK9 1SH
Tel: 03700 868300

TURPIN'S FARM - ILLUSTRATIVE CONCEPT PLAN

Drawings No: UK15044-001 - RevB





This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (B273422). The Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

IMPORTANT NOTICE

- Berrys, their clients and any joint agents give notice that:-
1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
 4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas measurements or distances are approximate.
 6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
 7. Purchasers must satisfy themselves by inspection or otherwise.

REF: KA25840

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