

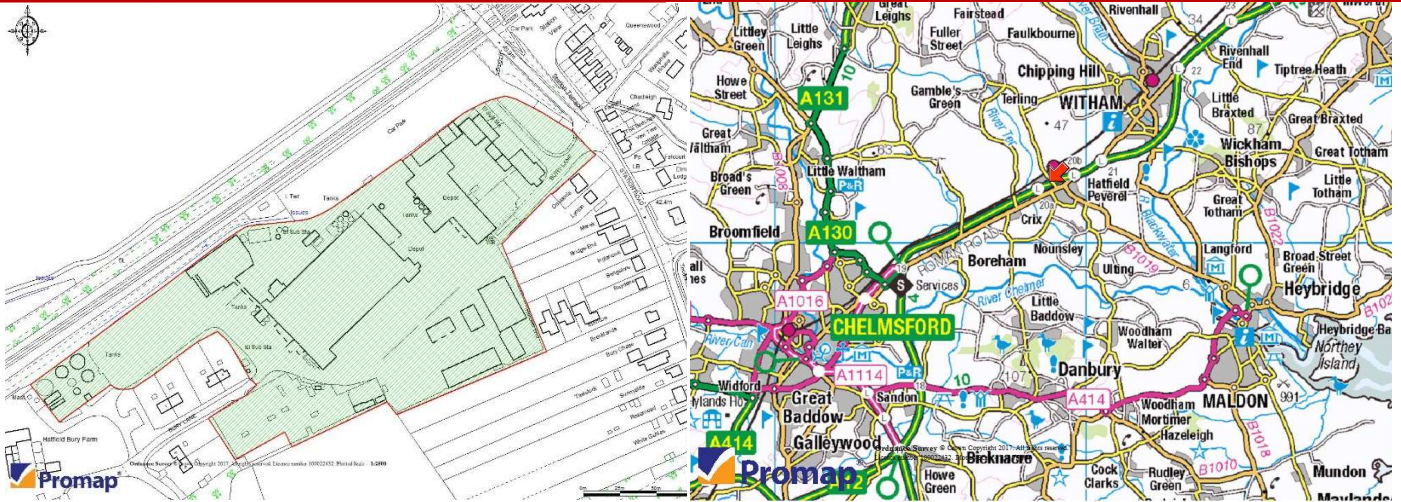
## RESIDENTIAL DEVELOPMENT SITE

4.85 Hectares(12 Acres)



**ARLA FOODS  
STATION ROAD  
HATFIELD PEVEREL  
CM2 2DG**

- **PLANNING PERMISSION FOR UP TO 142 HOUSES**
- **CLEARED SITE READY FOR IMMEDIATE BUILDING**
- **CLOSE TO HATFIELD PEVEREL TRAIN STATION**



**LOCATION**

The land occupies a main road position on Station Road in a residential locality. The site is located just North of Hatfield Peverel village centre. Chelmsford, Braintree and London Stanstead Airport are all readily accessible as is the motorway network.

**DESCRIPTION**

The site comprises a level site formerly used as a dairy. It is bounded to the North by the railway line, to East by residential dwellings, to South by residential dwellings and the A12 dual carriage way and to the West by open farmland. The site measures approximately 4.85 hectares (12 Acres).

**SERVICES**

We understand mains services are available adjacent to the site but purchasers should make their own enquiries of the relevant authorities.

**PLANNING**

Braintree Council are mindful to grant Planning permission for 142 houses subject to completion of a Section 106 Agreement. The planning application number is 16/02096/OUT. Copy layout plan attached.

**INFORMATION PACK**

An email request should be made for the provision of the information pack and on receipt of the email address access to the information will be authorised.

**TERMS**

Offers invited for freehold interest.

**TENURE**

Freehold

**VAT**

This transaction will be subject to VAT.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

**VIEWING**

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd.

**ENQUIRIES**

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Nabarro McAllister & Co. Ltd.  
Devonshire Lodge,  
Devonshire Avenue,  
Leeds,  
West Yorkshire,  
LS8 1AY

Tel: 0113 266 7666

**SUBJECT TO CONTRACT**

October 2017

**ADJOINING LAND**

An adjoining site extending to approximately 2.26 hectares (5.58 acres) with a resolution to grant outline planning permission for 46 new dwellings (ref: 17/00341/OUT) is being marketed is being marketed by Whirledge & Nott, The Black Barn, Lubards Lodge Farm, Hullbridge Road, Rayleigh, Essex, SS6 9QG Telephone 01268 783377. Interested parties may wish to contact them but should be aware that any offers on the Arla Site may not be conditional upon the acquisition of the adjoining Lord Rayleigh's site.

**Subject to Contract**

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake

their own



**Accommodation Schedule:**

1 Bed Maisonette:	12 homes
2 Bed Flat above Garage:	11 homes
2 Bed Semi/Town House:	31 homes
3 Bed Town House (2 bed with office):	64 homes
3 Bed Semi/Detached:	19 homes
4 Bed Semi/Detached:	14 homes
5 Bed Detached:	1 home
<b>Total:</b>	<b>142 homes</b>

Current access to station car park retained if required. Alternative access options offered to car park operator with no reason.

**Key**

[Red outline]	Application boundary
[Orange house icon]	1 Bed Maisonette
[Orange house icon with garage]	2 Bed Flat above Garage (FOG)
[Purple house icon]	2 Bed Semi/Town
[Green house icon]	2/2 Bed Town House
[Blue house icon]	3 Bed Semi/Detached
[Yellow house icon]	4 Bed Semi/Detached
[Light green house icon]	5 Bed Detached
[Red diagonal lines]	Allocated Parking (bed)
[Red diagonal lines]	Visitor Parking (field)

**e\*SCAPE**  
 u r b a n i s t s  
 Project Title: Hatfield Festival Dairy  
 Project Location: Hatfield Festival Dairy  
 Project Ref: 016-011  
 Client: A&L Foods UK Ltd  
 Design/Author: 016-011-1-015 REV-  
 Drawing Title: Search Illustrative Masterplan  
 Drawing Number: Lower Density Option  
 Date: 11.250 @ A3 March 17

0m 10m 20m 30m 40m 50m 60m  
 Scale 1:1250 @ A3  
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