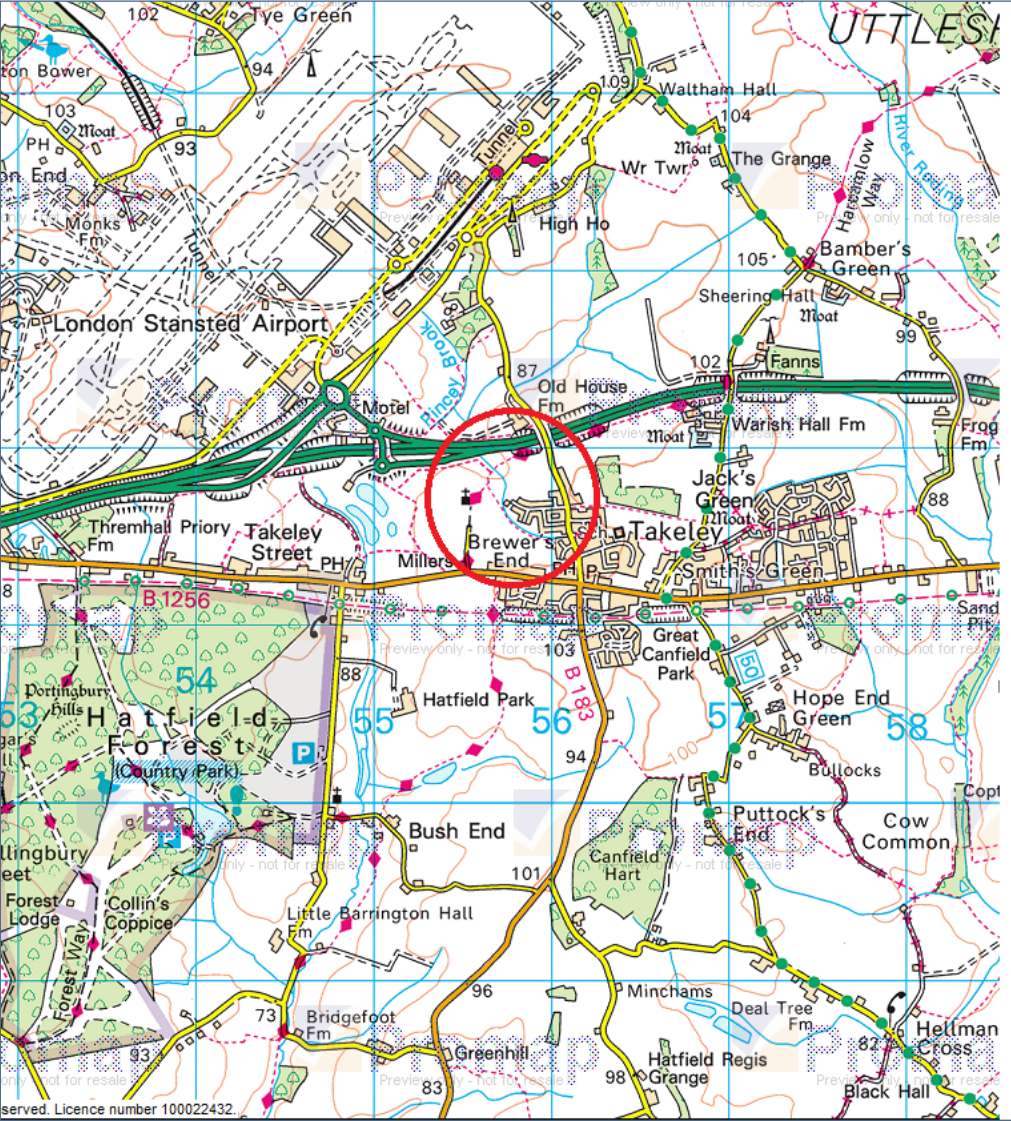




RESIDENTIAL CARE HOME
LAND OFF PARSONAGE ROAD, TAKELEY, ESSEX, CM22 6PU

LOCATION AND SITE PLANS



VENDORS' AGENT



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VENDORS' SOLICITORS



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CARE HOME DEVELOPMENT OPPORTUNITY, LAND OFF PARSONAGE ROAD, TAKELEY, ESSEX, CM22 6PU

Approximately 0.72 hectares (1.78 acres) located to the east of Parsonage Road, Takeley, Essex with outline planning permission for 'development of a care home (use class C2) with up to 66 bed spaces, including vehicular and pedestrian access, parking, infrastructure, landscaping and associated works'. The site is well contained and to the south of the A120. It offers a rural outlook yet is within close proximity to necessary services and facilities.

- LOCATED ON THE NORTHERN EDGE OF TAKELEY, A KEY VILLAGE WITHIN UTTLESFORD DISTRICT
- APPROXIMATELY 4 MILES TO BISHOP'S STORTFORD, 30 MILES TO CAMBRIDGE AND 40 MILES TO LONDON
- CLOSE TO STANSTED AIRPORT AND A NUMBER OF NEARBY TRAIN STATIONS OFFERING DIRECT LINKS INTO LONDON AND CAMBRIDGE
- OUTLINE PLANNING CONSENT GRANTED FOR A CARE HOME (USE CLASS C2) WITH UP TO 66 BED SPACES
- ACCESS APPLIED FOR IN FULL AND ALL OTHER DETAILS TO BE RESERVED
- SECTION 106 CONTRIBUTIONS

Takeley offers a range of amenities and services with further facilities located in the nearby town of Bishop's Stortford. The site is located in close proximity to major road and rail connections as well as Stansted Airport.

OFFERED AS A WHOLE

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDORS' AGENT

THE LAND

The land at Takeley extends to approximately 0.72 hectares (1.78 acres) and is located to the east of Parsonage Road. To the north of the site lies the A120 with the outer extent of Stansted Airport beyond, to the east lies open agricultural land and to the west of the site is open agricultural land (subject to a separate approved planning application for a residential scheme). To the south of the site is existing residential development and Stansted Business Centre beyond which lies the village core of Takeley. The site offers a rural outlook, yet, it is also situated near to a number of major transport links, services and amenities.

LOCATION

The village of Takeley located to the south of the site is approximately 3.5 miles east of Bishop's Stortford and offers a number of local facilities within walking distance from the site. This includes a range of local shops, post office, primary schools, public house and pharmacy. A wider range of shops, amenities, schools and recreational facilities are located in the nearby town of Bishop's Stortford.

Excellent transport links are available, with easy access to the A120 and M11. Stansted Airport is located just to the north of the A120. The nearest train station is Stansted Airport Railway Station (1.5 miles north of the site). This is easily accessible either by cycle or bus. The station provides frequent services to London Liverpool Street, Peterborough and Birmingham (via Cambridge.) The nearest bus stops are located on Parsonage Road (within 400m of the site) which provides connections to Stansted, Bishop's Stortford, Great Dunmow, and Chelmsford.

PLANNING

Outline planning permission was allowed at appeal on 31st January 2020 for the 'development of a care home (use class C2) with up to 66 bed spaces, including vehicular and pedestrian access, parking, infrastructure, landscaping and associated works'. UTT/19/0394/OP (APP/C1570/W/19/3234532)

The scheme will provide single occupancy accommodation with each bedroom equipped with an en-suite wetroom. The building will also provide a range of day space areas and facilities. The type of

care to be provided at the care home will depend upon the eventual operator. The layout and design of the care home will be considered further at the reserved matters stage, which will reflect the requirements of the eventual operator.

The outline design is based on the concept of a three-storey building in an L shaped configuration, with a building foot print of 1,147sq.m and a total floor area of 3,260 sq.m. The indicative layout shows the provision of 24 parking spaces and cycle parking.

As part of the planning application, a health and social care specialist provided a planning need assessment which identified a shortfall in the area. A copy of this document is contained in the additional information pack.

The planning consent is subject to a number of conditions including standard mitigation measures and additional highways works specific to the site. The consent is also subject to a section 106 agreement. For further information please refer to the planning and marketing note kindly provided by Pegasus and additional information pack which contains a copy of the section 106 agreement and appeal decision.

Please see additional information pack for details of the planning consent and drawings. Planning permission was secured by Endurance Estates, acting as the promoter on behalf of the landowners.

ACCESS

Access to the site will be from Parsonage Road and served by a new four-armed roundabout junction. It should be noted that there is an associated application for a residential scheme on the western side of Parsonage Road and these points of access are to facilitate both. The application for the residential site has considered the proposed Care Home in terms of the site access capacity of the four arm roundabout.

Further technical information regarding highways and the junction works are contained in the additional information pack.

OVERAGE

Offers will be invited with or without overage.

RESERVATIONS

The Vendor reserves a right for a 10 metre wide corridor for vehicular and pedestrian access for all purposes and for services to be provided at a location to be confirmed between the points A & B for the purpose of access and connections to retained land.

TENURE & OCCUPATION

The land is available freehold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no known public right of ways crossing the immediate site. A public footpath crosses the land to the north of the site.

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, technical report and note on title. Electronic copies are available free of charge on request via Sworders' dataroom.

LOCAL AUTHORITY

Uttlesford District Council,
Council Offices,
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VIEWINGS

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



LOCATION AND DIRECTIONS

The land is located within the village of Takeley and is best accessed from Parsonage Road.

From the M11 Junction 8 take the exit onto the B1256 heading east (signposted for Takeley and Little Canfield). Follow the B1256 for approximately 2.8 miles and at the traffic lights turn left onto the Parsonage Road (at The Four Ashes Public House). Follow this road for approximately 700 metres, parking is available in the field gateway on the left. The site can be accessed on foot. The postcode of a nearby residential property CM22 6PU.



IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings have been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.



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 address to the Selling Agents.



Photos taken in October 2015 & July 2017

Aerial Photo taken in 2015

Particulars Prepared in June 2020



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