

RESIDENTIAL DEVELOPMENT SITE FOR SALE WITH OUTLINE PLANNING PERMISSION FOR 70 DWELLINGS



FOR
ILLUSTRATIVE
PURPOSES
ONLY

NP NICHOLAS
PERCIVAL
COMMERCIAL

THE FOLLEY
LAYER DE LA HAYE, COLCHESTER CO2 0JA

FOR SALE FREEHOLD BY INFORMAL TENDER RESIDENTIAL DEVELOPMENT OPPORTUNITY

A rare opportunity to purchase a prime housing development site of approximately 12.4 acres, in the much sought after village of Layer de la Haye with outline Planning Permission for 70 dwellings.

- Benefitting from Two Road Entrances (The Folley & Greate House Farm Road)
- Section 106 Contributions of circa. £565,000
- 46 Market Dwellings
- Overall Average House Price in Layer de la Haye £623,050 (Rightmove, 2022)



LOCATION

Layer de la Haye has a population of circa 2,000 people (2011 census). Situated approximately 4½ miles south of Colchester and 6½ miles from the A12 junction, Eight Ash Green interchange. Train services to London Liverpool Street from Colchester being under an hour.

Colchester has good schooling and recreational facilities including the Royal Grammar School, The Mercury Theatre and Colchester Zoo.

Layer de la Haye is approached from Colchester along the B1076, passing Bannatyne Spa at Kingsford Park, along a tree lined route crossing the Roman River and entering the village. The site can be approached via The Folley or from Malting Green Road.

The village has the amenities of a doctor's surgery, public houses; The Layer Fox and Donkey & Buskins, a village store, primary school, St John's Baptist Parish Church and a Village Hall.

SITUATION

The site can be accessed from either Greate House Farm Road, off Malting Green Road, or directly from the Folley. The indicative layout plan illustrates the site will accommodate 45 dwellings from Greate House Farm Road and the remaining 25 from The Folley.

DESCRIPTION

The site is level, extending to approximately 12.4 acres and enjoying road frontage to The Folley.

TOWN PLANNING

The site benefits from two planning consents, directly adjacent to each other, resulting in one master plan site.

REFERENCES

211393 Planning Consent is for up to 7 market dwellings and 8 affordable housing dwellings.

211392 Planning Consent is for up to 39 market dwellings and 16 affordable housing dwellings.

The Section 106 Agreement provides provision for 24 affordable housing dwellings and contributions amounting to circa £565,000.

SERVICES

All mains services are available for connection.

TENURE

The site is to be sold Freehold with vacant possession, subject to a Restrictive Covenant that no more than 70 dwellings will be built on the site.



INDICATIVE SITE LAYOUT



Images for illustration purposes only. Plans not to scale.

All prices and rentals quoted are exclusive of VAT if applicable.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

VAT

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

METHOD OF SALE

The sale price is guided at **£6,000,000 (six million pounds)** and we are inviting all interested parties to put forward their best bid, by way of a sealed envelope, for the property by the 25th November 2022.

Interested parties should submit their offers in a sealed envelope marked "The Folley".

VIEWING

At all reasonable times. For further information, please contact the sole selling agents, Nicholas Percival Chartered Surveyors for the attention of:

Nicholas Percival FRICS
njpercival@nicholaspercival.co.uk

or **Billy Coe**
bcoe@nicholaspercival.co.uk

Telephone: 01206 563 222
Ref: C.5328
www.nicholaspercival.co.uk

**NP NICHOLAS
PERCIVAL**
COMMERCIAL