



Development Opportunity - For Sale

Land at London Road, Maldon, Essex, CM9 6HW

**BERRYS**



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## Land at London Road, Maldon, Essex

A highly prominent greenfield development site of up to 2.8ha (6.92 acres) which has been scored as being suitable for development in the latest Call for Sites process by Maldon District Council.

### Location

- Located to the North west of Maldon.
- Close proximity to the A414.
- The Property is accessed via London Road via a parcel of land owned by Essex County Council.
- St Francis Primary School and All Saints Primary school are both located within a 6 minute walk.
- There is an employment park with a large Tesco Extra located c 1 mile north east of the site.
- Maldon's bustling high street is located just 6 mins walk to the east.

### Catchment

According to the latest Experian data, within a 10 minute drive time of the site there are:

- 37,259 residents
- 15,806 households

### Tenure

The site is offered freehold with vacant possession on completion. Full title information will be provided in the dataroom/on request.



## Planning

Maldon District Council are in the process of undertaking their Local Development Plan Review 2021+.

In the 2012 SHLAA and the 2015 SHLAA the property was assessed as suitable, available and deliverable with 'no obvious constraints to development' and, at that time, identified as having capacity for 103 dwellings.

A further submission was made in mid-2021 and the property was put forward for a residential development of up to 37 dwellings. The extent of development proposed in the submission has been informed following applications made in 2014 for 68 dwellings - OUT/MAL/14/00432) and 2015 for 66 dwellings - FUL/MAL/15/00183).

As part of the previous applications the property was the subject of reports and assessment. In highway terms the property has an access on to London Road which has been found acceptable and in accordance with highway standards.

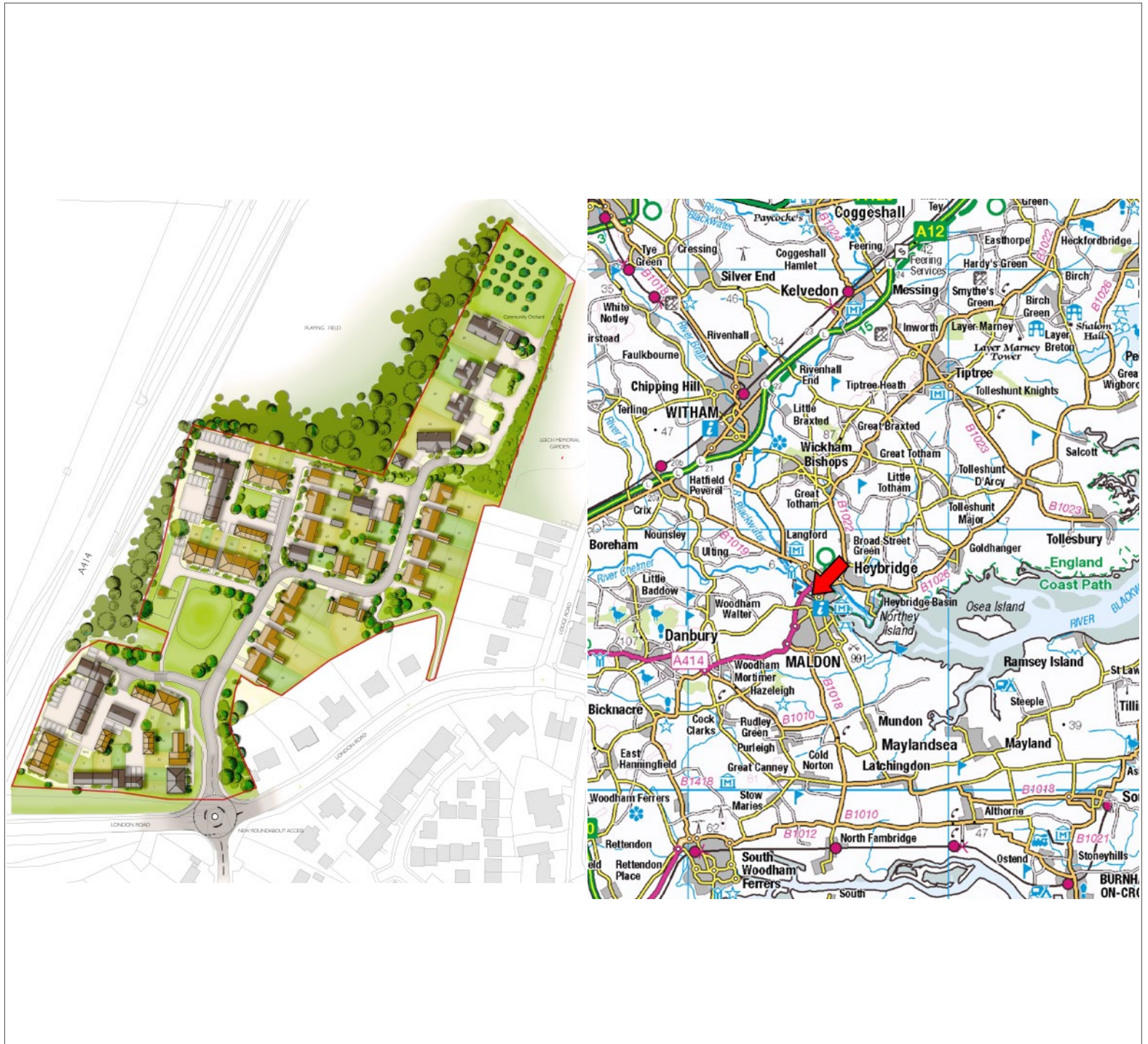
The Flood Risk Assessment, Ecology Report, Air Quality Assessment, tree survey, landscape impact and noise survey from the previous applications can all be reviewed on the Council website. The only technical constraint to be identified and unresolved at that time was the exposure to noise of some of the planned new properties.

The Council published their assessment of the 2021 Call for Sites in January 2022 and gave the property the reference MAL/HY10. Within this assessment the property was again scored as being suitable for development.

A full planning statement and associated reports are available on the dataroom.

## Services

The site is offered as seen and prospective buyers are advised to make their own enquiries with the relevant service providers.



## VAT

Bidders should assume that VAT is payable on the acquisition costs.

## Method of Sale

Conditional or Unconditional offers are invited for the freehold interest of the site by way of informal tender. Offers made subject to planning permission should demonstrate that the development proposals conform to Policies.

Promotion Agreement or Option Agreement will also be given consideration.

Offers will be considered on the whole site only.

Further details of the bidding procedure will be set out in due course.

## Additional Information

Please request access to the dataroom that contains further relevant information.

## Viewings

The site can be viewed from various points along the site boundary. Full site inspections can be arranged in advanced.

## Contacts

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