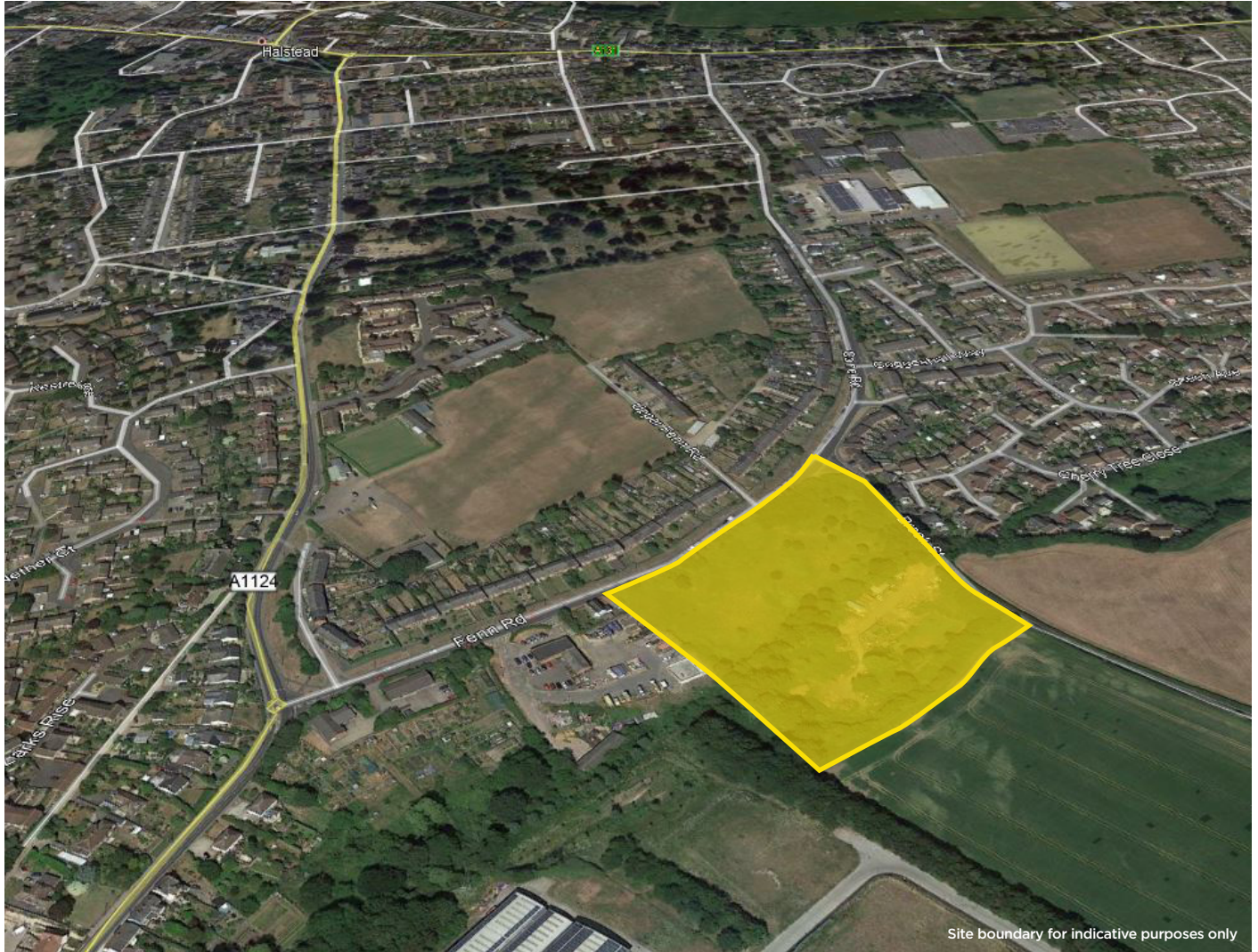


LAND AT BROOK STREET

Halstead, Colchester



Key Highlights

- Hybrid greenfield/brownfield site on the outskirts of Halstead.
- Site allocation for 30 dwellings.
- Total site area of approximately 5.3 acres (2.14 Ha).
- Site comprises two individual parcels separated by a central brook.

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Approximate distances from Halstead

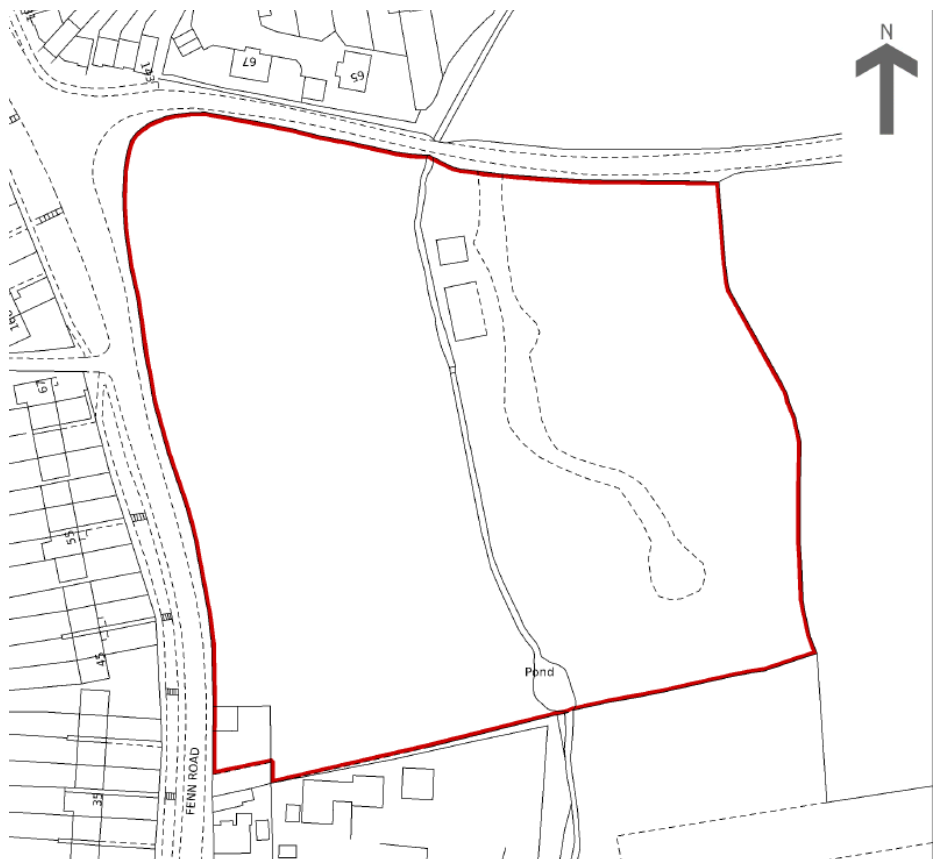
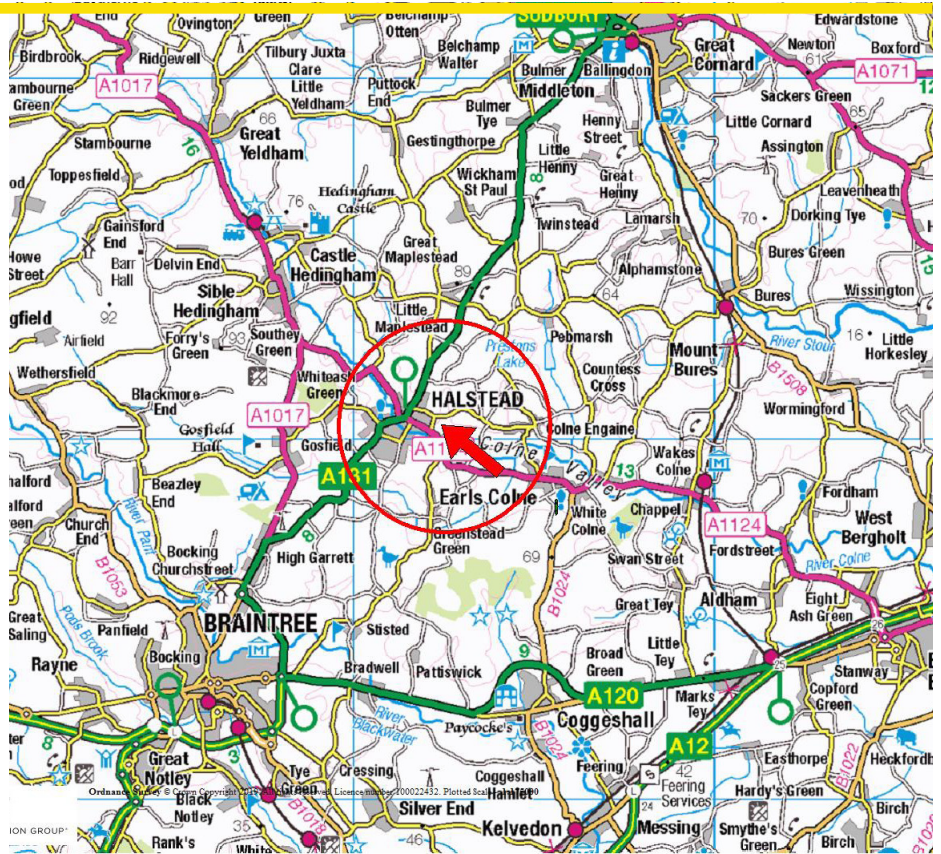
LOCATIONS	MILES	KM
Braintree	7.1	11.4
Braintree Train Station	6.8	10.9
Colchester	13.4	21.4
Sudbury	8.1	13.0
Stansted Airport	23.7	38.0
Chelmsford	20.7	33.1
Ipswich	28.8	46.0
Central London	55.3	88.5

Location

The site is located on the eastern periphery of Halstead, a town of approximately 12,000 residents in the Braintree district of Essex. Halstead has all the local services expected in a regional town such as supermarkets, food and drink establishments, local businesses and schools. The largest major town is Colchester, 13.4 miles to the south-east. Other nearby towns include Braintree, 7.1 miles to the south-west, and Sudbury, 8.1 miles to the north-east.

Site Description

The site comprises a hybrid greenfield and brownfield opportunity extending to approximately 2.14 Ha (5.3 acres), located at the corner of Fenn Road and Brook Street on the north eastern edge of the town of Halstead in Braintree District, Essex. Part of the site has operated as a small scale woodyard for over 50 years. The plot comprises two parcels each side of the central brook. Development on the western parcel would require a new point of access on Fenn Road. The eastern parcel has an existing access point on Brook Street.



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Viewing

Viewing should be arranged by prior appointment with Savills. Unaccompanied viewings can be undertaken with details in hand during day light hours only.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the site. Viewers visit the site at their own risk.

Planning

The site is listed within the Submitted Version of the Section 2 Local Plan and sets out a capacity of 30 dwellings (policy ref. HASA 295).

The boundary of the allocation covers both the eastern and western parcels.

Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Tenure and Possession

The site is available for sale on a freehold basis.

Access

Vehicular access to the site will be from Fenn Road on the western boundary and Brook Street to the northern boundary.

VAT

The site is currently exempt from VAT.

Method of Sale

The site is being marketed by private treaty process, with expressions of interest invited.

Offers will be considered on both a subject to planning and unconditional basis.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

If submitting a subject to planning offer, we ask you bidders to provide details of the proposed planning strategy, including proposed scheme and tenure mix.

We will also be grateful to receive details of any proposed Overage provisions that are offered to enable the vendor to take a share in any revised and improved density pursuant to a subsequent planning consent.

Expressions of interest should be sent to the agents, for the attention of Tony Lockwood, Savills, Parkview House, Victoria Road South, Chelmsford Essex CM1 1NG or by email to tlockwood@savills.com.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Data Room

<https://sites.savills.com/brookstreethalstead>

Contact

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.