

PURELY
PROPERTY GROUP

CHERRY TREE CLOSE

HALSTEAD





Welcome to Cherry Tree Close, a residential development opportunity located in Halstead, Essex.

With its edge of settlement location and residential surroundings, this site offers an incredible opportunity for an incoming buyer to make their mark in this extremely popular location, subject to obtaining the necessary planning consents.



Description

Nestled in the picturesque market town of Halstead, sits this prime, 2 acre, development opportunity. Accessed by Cherry Tree Close this edge of settlement parcel of land is situated perfectly and provides a fantastic extension to the town. With a positive planning history, its not difficult to see the value in this site and its logical setting confirms this.

Planning

The property falls within the jurisdiction of Braintree District Council and the principle of residential development has been established through historic planning applications and the pre-application process. The site is allocated as residential development land within the Braintree District Local Plan dated 2013-2033 and adopted in July 2022

Back in January 2017, full planning permission for 20 dwellings was approved by BDC, but was never commenced and has since lapsed.

There have been a couple planning applications of which were withdrawn following submission but with the positive planning history we see this site to be one that will be approved again in time. Each interested party is advised to seek their own planning advice relating future submissions.

Location

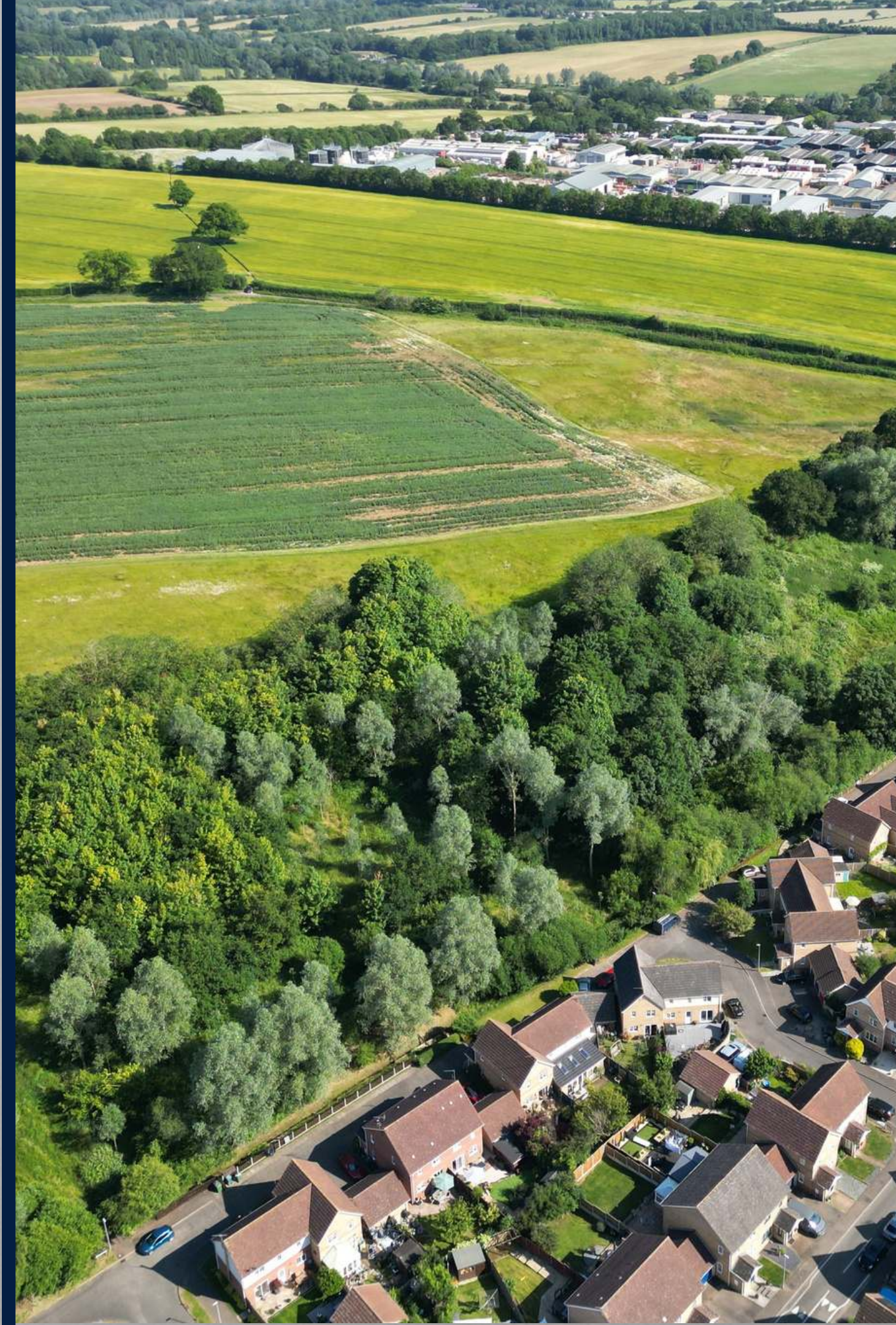
Halstead is a quaint market town located in the Braintree District of Essex, England. Situated along the picturesque River Colne. The town is known for its rich history, charming architecture, and vibrant community, making it an attractive destination for both residents and visitors. Surrounded by beautiful countryside, Halstead offers a perfect blend of rural tranquility and modern convenience.

Transportation

Halstead is well-connected through a network of major roads, including the A131 and A1124, which provide easy access to neighboring towns and cities like Braintree and Colchester. Regular bus services operate within the town, facilitating convenient travel to nearby locations. The nearest train stations are in Braintree and Marks Tey, offering direct rail connections to London Liverpool Street and other key destinations, making commuting straightforward for residents.

Educational Facilities

Halstead boasts a range of educational institutions catering to various age groups. Primary schools such as St. Andrew's Church of England Primary School and Richard de Clare Community Primary School provide quality education for young children. For secondary education, the nearby Hedingham School and Sixth Form offers a comprehensive curriculum. Additionally, the area is within reach of several esteemed colleges and universities in Colchester and Chelmsford, providing opportunities for higher education.



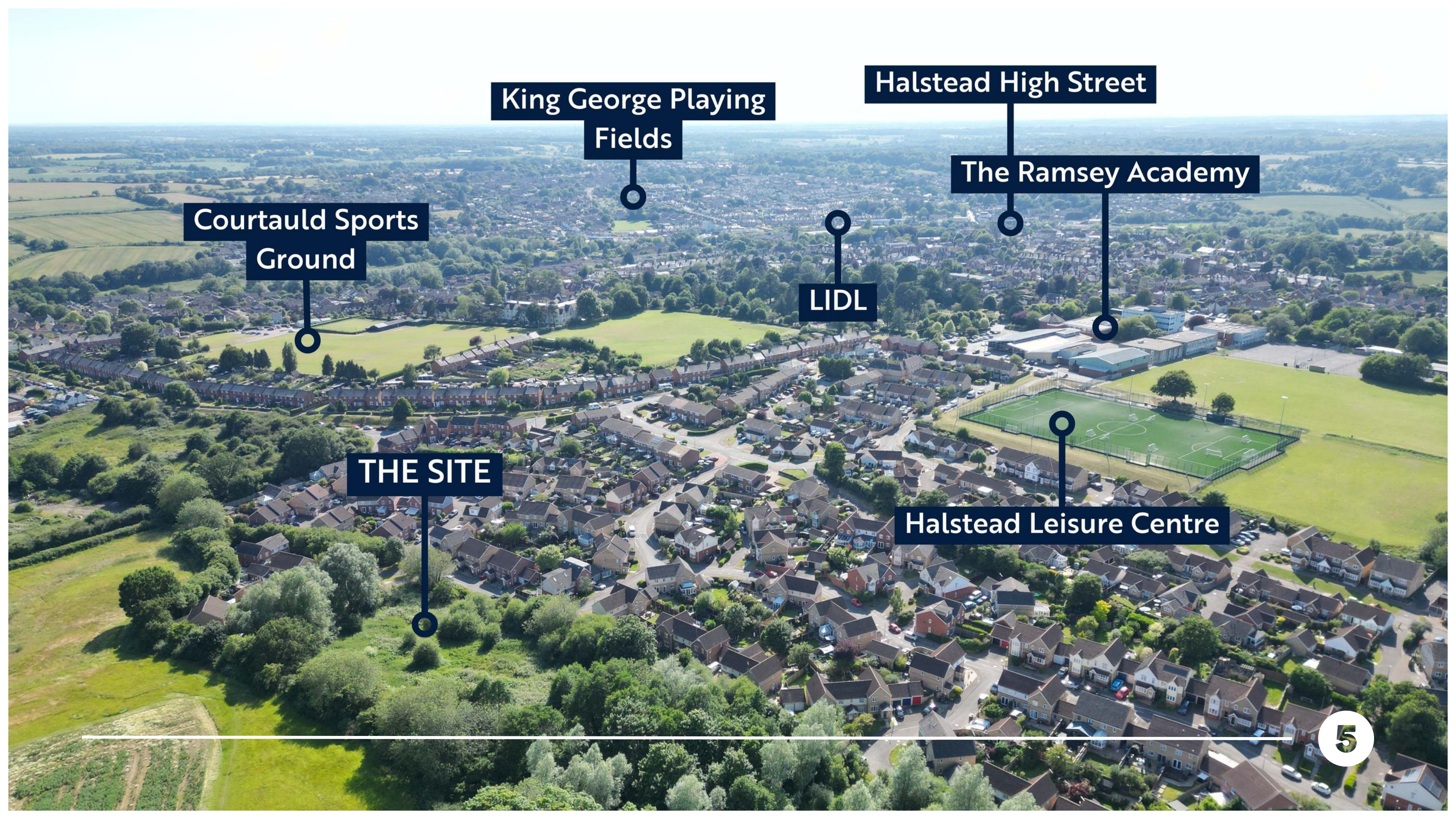


Recreational Amenities

The town offers a variety of recreational amenities for residents and visitors alike. Halstead Public Gardens and the Riverside Walk along the River Colne provide beautiful outdoor spaces for relaxation and leisure activities. The Halstead Leisure Centre features a swimming pool, gym, and various sports facilities, catering to fitness enthusiasts. For history buffs, the Halstead Town Museum showcases the rich heritage of the area. Moreover, numerous walking and cycling trails in the surrounding countryside offer ample opportunities for outdoor adventures.

Shopping & Dining

Halstead's charming high street is home to a diverse selection of shops, from independent boutiques to well-known retailers, providing a pleasant shopping experience. The town hosts a regular market, offering fresh produce and local goods. Dining options in Halstead are plentiful, with a range of eateries to suit all tastes. From cozy cafes and traditional pubs to contemporary restaurants, residents can enjoy a variety of culinary delights. Popular local spots include The Bull Hotel and Scenarios, known for their excellent food and warm atmosphere.



**King George Playing
Fields**

Halstead High Street

The Ramsey Academy

**Courtauld Sports
Ground**

LIDL

THE SITE

Halstead Leisure Centre

Method of Sale

This freehold property is offered for sale as a whole with Offers Invited on an Unconditional basis. Offers are to be submitted by email to any of the Land team, who's contact information can be found overleaf.

Exchange of Contracts and Completion

Contracts are to be exchanged within 6 weeks of the issue of draft contracts by the Vendors' solicitor. A 10% deposit will be payable on exchange of contracts. Completion will be as soon as reasonably possible thereafter.

VAT

This site is not applicable VAT so any guide price quoted or discussed is exclusive of VAT.

Viewings

Potential purchasers are able to view the land at any time during working hours, Monday to Friday but must be accompanied and arranged via appointment. If there are any points of particular importance to you, we recommend you discuss these with us before you travel to the property.





Development Finance

Securing the right development finance is crucial for maximizing the potential in each opportunity. To ensure you get the best rates and tailored solutions, we encourage you to click the link below to see what's available and to speak to the guys at Wharf Financial, the experienced team specializes in helping developers find the ideal funding solutions for their ventures. [CLICK HERE](#) and don't miss out on this opportunity – speak with Wharf Financial today.

what3words

///incur.moguls.atom

What3Words gives every 3m x 3m square in the world a unique 3 word address. This one describes the centre point to the land.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

Contact Us.

For further information please contact:

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Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. Boundaries illustrated within these particulars are approximate and are not to be relied upon solely.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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