

**RESIDENTIAL DEVELOPMENT SITE  
FOR 100 DWELLINGS FOR SALE  
NAYLAND ROAD, GREAT HORKESLEY, COLCHESTER CO6 4ET**



**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

For sale freehold by informal tender - Residential Development Opportunity  
Unique opportunity to purchase a prime housing development site.  
Approximately 23.7 acres (9.6 hectares) in Great Horkesley, Colchester.  
For 100 dwellings.

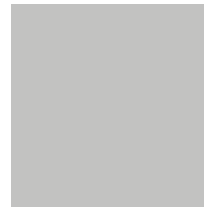
**BID DEADLINE - 12 NOON  
FRIDAY 26TH JULY 2024**

# FOR SALE FREEHOLD BY INFORMAL TENDER

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

A Unique Opportunity to Purchase a Prime Housing Development Site of Approximately 23.7 acres (9.6 hectares) in Great Horkesley, Colchester for 100 Dwellings.

- Rarely available
- Committee Approval for 100 dwellings
- Offers invited
- Bid deadline **12 noon Friday 26<sup>th</sup> July 2024**



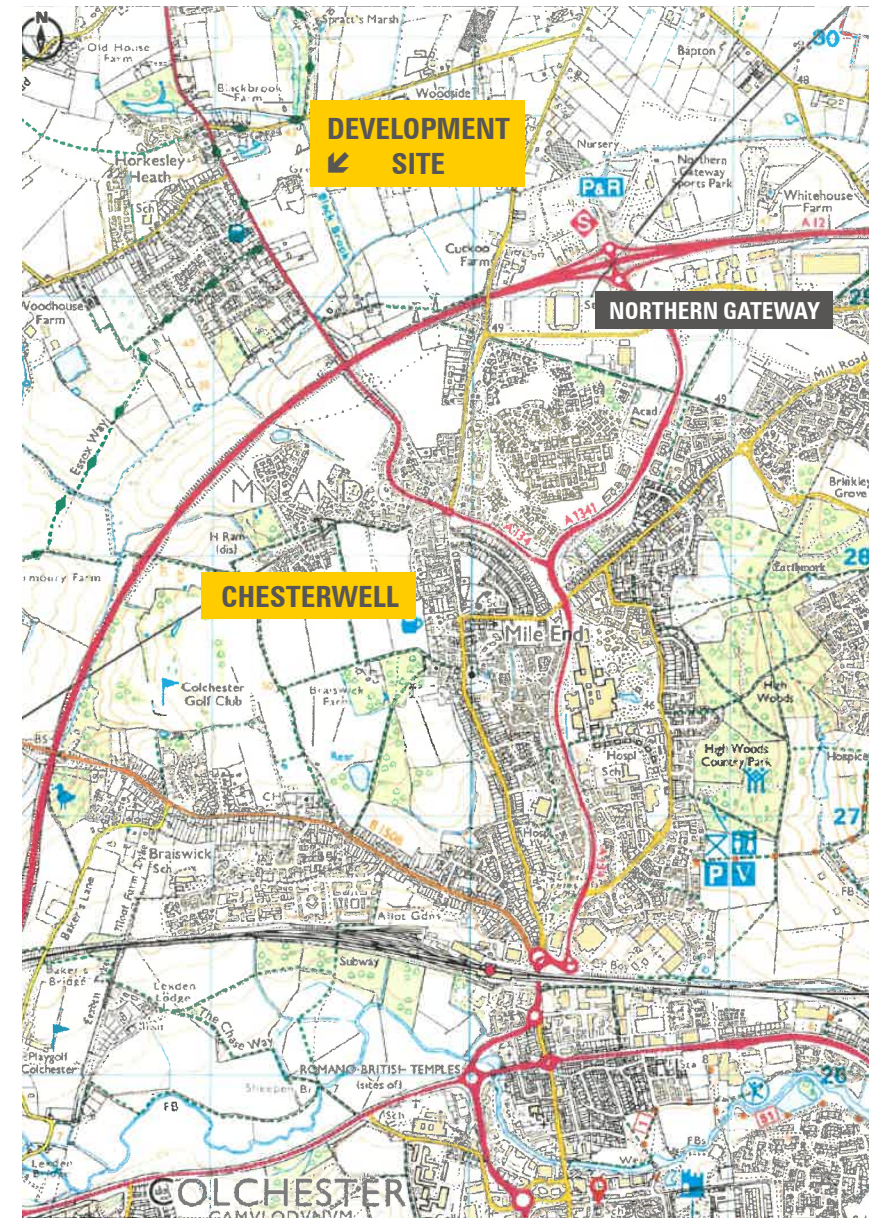
## LOCATION

Great Horkesley is a large village, having a population of circa 2,230, located approximately 3 miles north of Colchester City Centre and 2 miles south of Nayland. The village borders the Dedham Vale Area of Outstanding Natural Beauty and benefits from various amenities including a primary school, Post Office store, Yew Tree Public House and Restaurant.

Approximately one mile to the south of the site is the Chesterwell development where a new Neighbourhood Centre has been developed (Chesterwell Plaza) comprising Co-Op store, day nursery, primary and secondary schools. Colchester Business Park, David Lloyd Leisure and the Northern Gateway Leisure Park are located approximately 2 miles from the site, adjacent to Junction 28 of the A12. The Northern Gateway includes Cineworld, a new Travel Lodge, drive through restaurant, etc.

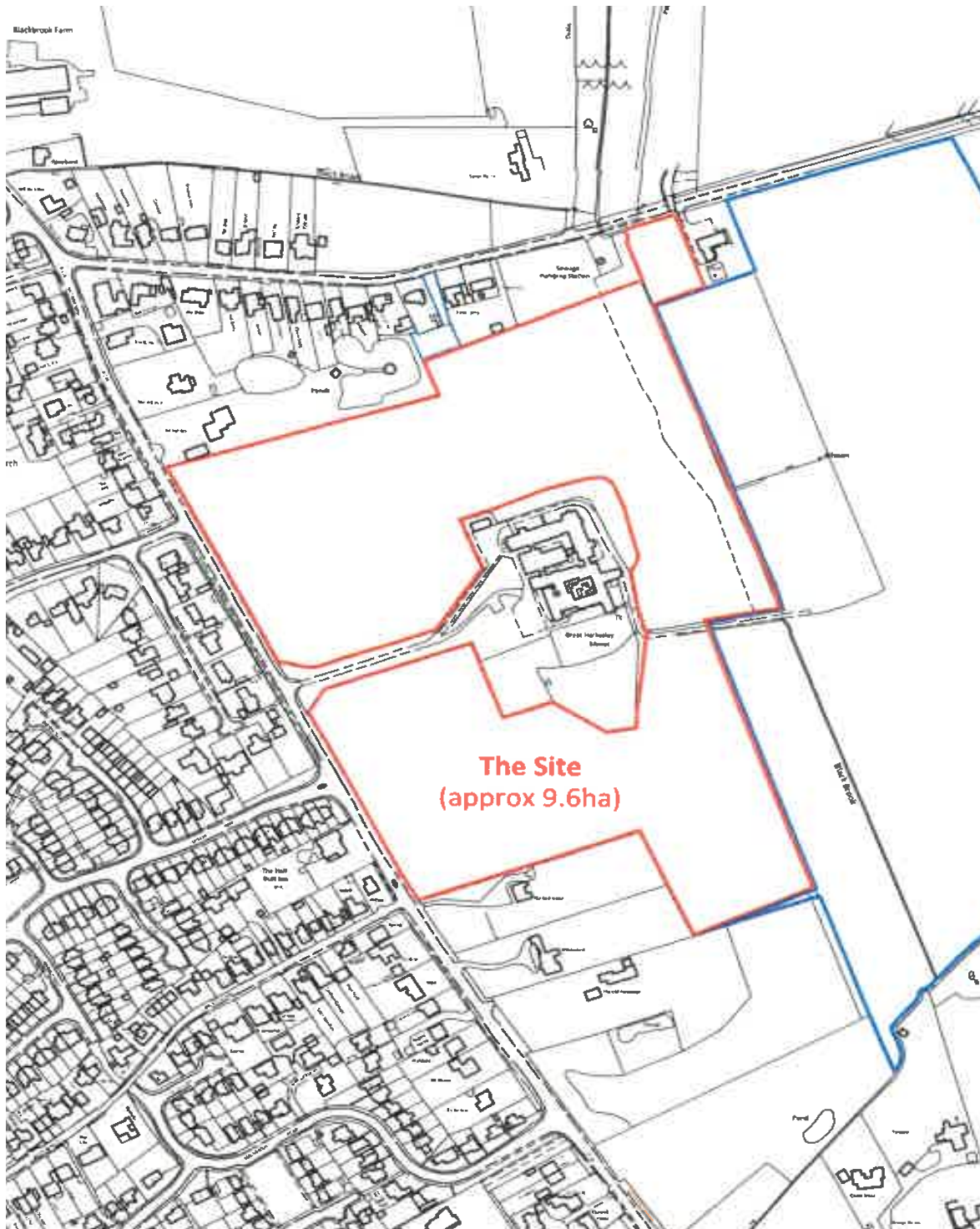
## ACCESSIBILITY

2 miles from the A12 junction, the main dual carriageway from Chelmsford to Ipswich, 2.5 miles north of Colchester with mainline railway station, with trains to London Liverpool Street – journey time approximately 55 minutes. Regular bus service along Nayland Road to Colchester.



## DIRECTIONS

From Colchester proceed along the Nayland Road. On entering the village of Great Horkesley the site will be found on the right hand side on either side of the Horkesley Manor Care Home on the A134.



## DESCRIPTION

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The site is currently in agricultural use extending to approximately 24 acres and located to the east of the Nayland Road (A134) and south of Ivy Lodge Road. The application site surrounds Great Horkeley Manor Care Home which comprises 72 bed care facility.

The site slopes on the eastern boundary down to the willow plantation.

## TOWN PLANNING

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The site has Committee approval, reference 230625, for 100 dwellings with new access, including land for allotments, provision of Scout and Girl Guiding Hut with parking, public open space. The Section 106 requires 30% affordable housing provision.

## SERVICES

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We understand water, electricity and drainage are available for connection. However, prospective purchasers are advised to make their own enquiries.





Bishop William Ward Primary School



All Saints Church, Great Horkesley



The Yew Tree Public House & Restaurant The Causway, Great Horkesley

## RIGHT OF WAYS, EASEMENTS & WAYLEAVES

The site will be sold subject to and with the benefit of wayleaves, easements and rights of way whether mentioned in these particulars or not. It will include a vehicular right of way, including the right to connect to services, in respect of the owner's retained land on the eastern boundary.

## TENURE & POSSESSION

The property is available for sale freehold with vacant possession.

## VAT

The property has not been elected for VAT.

## OVERAGE

In the event of an enhanced planning permission being obtained, an overage of 50% of land value will be payable. Overage to last 10 years.

## GUIDE PRICE

Offers invited.

## METHOD OF SALE

The site is offered for sale on an unconditional basis by informal tender with bids to be submitted by 12 noon on Friday, 26th July 2024. Please note the Vendor reserves the right not to accept the highest, or any, offer.

\*All 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.

All images are for illustration purposes only.



## VIEWINGS

By prior appointment with the sole selling agents.

For further information please contact sole agents Messrs Nicholas Percival, for the attention of:

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