

Greenfields, 664 Main Road, Dovercourt, Essex, CO12 4LT



- Approx 4.22 acres (1.7 hectares)
- Mainly greenfield site with Outline Planning Permission for 41 houses and bungalows
- S106 Agreement subject to financial contributions and the provision of one affordable unit
- Site Available for Immediate Development
- Easy access A120 trunk road, Dovercourt Town Centre and Coast

**For Sale Freehold**

**Residential  
Site With  
Outline  
Planning**

# Details

## Location

Dovercourt is located within the Tendring Penninsular approx 17 miles west of Colchester and one mile south-west of Harwich. The Port of Harwich is a major local employer and the owner, Hutchison Ports (UK) Ltd continues to invest in and expand the Port generating significant new local employment opportunities.

Dovercourt benefits from good transport links being just one mile from the A120 and the Port of Harwich. The A120 trunk road provides a direct link to the A12 and Ipswich and Norwich to the north and Chelmsford, the M25 and London to the south.

Dovercourt provides a good range of shopping facilities and benefits from a mainline railway service to London Liverpool Street (1hr 30 mins). The site is a short walk from Chase Lane Nursery and Primary Schools, the Harwich and Dovercourt Hospital and local shops. In addition, there is a Co-Op Fiveways store on Main Road and a Lidl Supermarket within a 1/2 mile of the property.

## Description

The site is located to the north of Main Road opposite the junction of Main Road and Ainger Road. Access is via The Green. The site is level and lies to the rear of existing post war housing and overlooks farmland and the Stour Estuary.

## Planning

Outline Planning Permission (ref.19/01909/OUT) has been granted with all matters reserved other than access for an attractive low density development of houses and bungalows. The Vendor is retaining one plot for owner-occupation and therefore the site offered for sale comprises 41 houses as follows:

- 6 no. 2 bed bungalows
- 8 no. 3 bed bungalows
- 12 no. 3 bed semi-detached houses
- 5 no. 3 bed detached bungalows
- 10 no. 4 bedroom houses

The S106 Agreement provides for the payment of defined education, play space, highways and healthcare contributions plus the transfer of 1 x 3 bed bungalow to the Council in lieu of affordable housing. Further details are provided in the Information Pack or can be downloaded from Tendring District Council's Planning Portal. Potential purchasers are advised to direct any planning enquiries to Tendring District Council.

## Services

Main services are believed to be available in the local area.

## Title

The site is offered for sale freehold with vacant possession. The vendor is retaining part of the site and one of the permitted houses for owner occupation. There are no known easements or rights of way crossing the site. Access rights will be reserved in favour of the owner of Greenfields Farm and Farmhouse to their retained land.

## Information Pack

An Information Pack including a copy of the Decision Notice, S106 Agreement, Floor layouts, Topographical Survey, Flood Risk Assessment & Surface Water Drainage Strategy & Transport Assessment are available upon request.

## Method of Sale

The property is offered for sale as a whole by Informal Tender on a date to be notified. Potential purchasers are requested to register their interest with us. The Vendor reserves the right to accept any offer received at any time subject to conditions or otherwise without reference to registered applicants.

## Basis of Offer

Price on Application.

## VAT

The Vendors have not waived their exemption to VAT and will not do so prior to exchange of contracts.

## Local Authority

Tendring District Council, Town Hall, Station Road, Clacton-on-Sea, Essex, CO15 1SE  
Telephone: 01255 686868.

### Legal costs

Each side to bear their own costs. The successful Purchaser will be required to provide a legal undertaking of £2,500 plus VAT in respect of any abortive legal costs incurred if the Purchaser withdraws prior to exchange .

### Particulars

Property details prepared in January 2019.

### Viewing

Strictly by prior appointment with the sole agent:

### Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

**01245 261 226**

[fennwright.co.uk](http://fennwright.co.uk)

Contact:

**Roger Hayward** [rphh@fennwright.co.uk](mailto:rphh@fennwright.co.uk)





**For further information**

**01245 261 226**

**fennwright.co.uk**

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