



**On the instructions of The Sigma Trust**

**FOR SALE BY INFORMAL TENDER**

**RESIDENTIAL DEVELOPMENT SITE**

**The Grange  
Hall Lane  
Dovercourt  
Harwich  
Essex  
CO12 4JN**

**FOR SALE BY INFORMAL TENDER**

**Offers Due by 25 / 10 / 19**

Ref: GP/ECD





## **1. INTRODUCTION**

On the instructions of the Sigma Trust, we are pleased to offer for sale this attractive Residential Development Site on Hall Lane, Dovercourt, Harwich CO12 4JN.

This technical information pack is intended to provide information for prospective purchasers but interested parties should be aware that whilst care has been taken in the preparation of the pack, it is intended for guidance only and prospective purchasers are strongly advised to satisfy themselves through their own investigations.

The following information is contained within this technical pack:

- Site Plan
- Location Plan
- Title Plan
- Pre – Planning Application
- Pre – Planning Feedback.
- Pre – Planning Scheme layout

This information is available to interested parties via DropBox. We will send interested parties via email the DropBox Link to access all of the documentation.

## **2. LOCATION & DESCRIPTION**

Dovercourt is a small seaside town within the Tendring District which alongside Harwich has a population of circa 16,000 people, while Tendring has a population of around 140,000. See Appendix A below.

Dovercourt lies approximately 15 miles east of Colchester on the A120 which leads onto the A12 and M25. Mainline rail facilities are provided from Harwich town to London Liverpool Street. Harwich Port is one of the UK's leading multi-purpose freight and passenger ports providing regular ferry routes to the Netherlands, Germany and Scandinavia.

The town dates back to 1845 when a merchant started developing the resort. Trinity House then developed two lighthouses to guide ships around Languard Point and offers in the main shopping area, a number of both independent and national shops and cafes.

The site lies off Main Road fronting Fronks Road to the north and Hall Lane to the east adjoining at its southern boundary Harwich and Dovercourt High School, and is a short walk from the Promenade and close to a variety of local shops and amenities. The surrounding area is predominantly residential. See Appendix B below.

The southern boundary faces the main school site and is separated from this by a footpath linking Hall Lane with Allfields to the west. The western side of the site is to the rear of properties on William Groom Avenue.



The site is broadly regular in shape falling from north to south and is mainly grassed with a number of mature trees. The site contains the former Grange which is a substantial two storey Grade II Arts and Crafts style house dating from 1911 and sitting in an elevated position overlooking the coast. This was until recently used for Sixth Form educational purposes but is now vacant.

There is also an existing house on the corner of the site and an existing storage building, possibly the original cart lodge adjacent to the site entrance.

There are two entrances to the site. The original entrance on Fronks Road near the junction with Hall Lane and the second access (currently used as an exit) onto Hall Lane, south of the cart lodge.

### **3. SITE**

The site extends to approximately 5.68 Acres (2.3 Hectares). The floor areas of the Grange, former Cart Lodge and storage building are unknown.

Interested parties would need to undertake their own site investigations.

### **4. SERVICES**

We are advised that the site benefits from a full range of drainage and utilities provision, including surface water and foul drainage systems, water supply, gas, electricity and telecommunications network.

Interested parties would need to undertake their own investigations with the relevant statutory bodies.

### **5. TOWN PLANNING**

The site was previously used by the Harwich and Dovercourt High School Sixth Form and should benefit from Class D1 (Non-Residential Institutions) use. This use has been discontinued and the site is now vacant.

The site has been the subject of a Pre-Planning application which was submitted in November 2016.

This Pre-Planning application was for the development of 64, houses also comprising a sensitive conversion of The Grange to 9 flats, all with associated car parking and access arrangements from Hall Lane and Fronks Road. See Appendix C below.

This information can be found in our information pack. Interested parties should also contact Tendring District Council on 01255 686868 (Ref- GN. [gnourse@tendringdc.co.uk](mailto:gnourse@tendringdc.co.uk)).



## **6. METHOD OF SALE**

Interested parties are invited to make either unconditional or conditional offers.

Purchasers will be required to submit all details if conditional offers are proposed and will be required to have obtained main board approval prior to submitting a bid together with proof of funding.

Full details should be stated within the submission document.

## **7. OFFERS**

Offers are invited on the whole site on the basis of an informal tender. Offers should be received in writing by 5pm on 25 / 10 / 2019 and marked for the attention of:

Offers for Premises at The Grange, Hall Lane, Dovercourt, Harwich, Essex, CO12 4JN

C/O Mr Ewan Dodds BSc FRICS  
Whybrow  
2 De Grey Square  
De Grey Road  
Colchester  
Essex  
CO4 5YQ

Please ensure the envelope is sealed, and marked as above.

This offer should include the following information:

- a. Identity of offeror.
- b. Confirmation of availability of source of funding.
- c. Written confirmation of board approval (if appropriate) for the offer submitted.
- d. If conditional offers are submitted, purchasers should identify and quantify all costs and timescales including all normal environmental and other development costs together with their assumption of timescales, identity, type and form of any proposed development.
- e. Proposed timescales for exchange and completion of the purchase.

## **8. TIMETABLE FOR SALE**

Written offers are invited by 25 / 10 / 2019 no later than 5pm.

On receipt of offers, the vendors may then proceed to a final shortlist of parties with whom interviews may take place prior to the selection of a preferred purchaser as appropriate and agreement of Heads of Terms.

The vendor will require completion of the sale on a date to be notified.



## APPENDICES

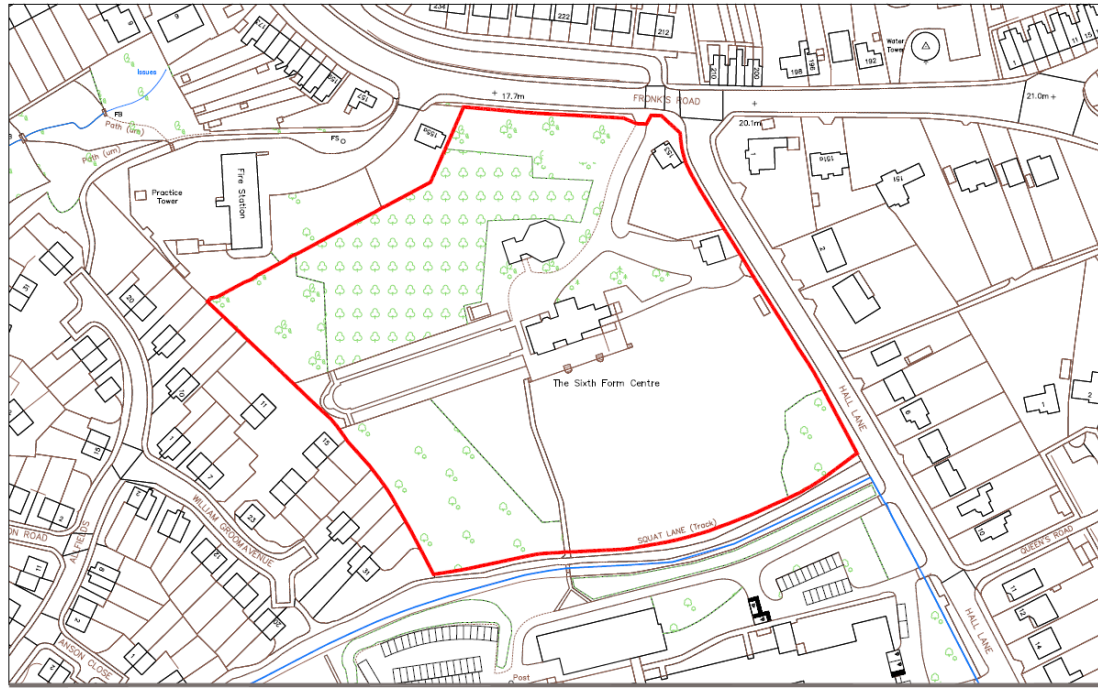
### Appendix A Location Plan







## Appendix B Site Plan



## Appendix C Proposed Development Plan

