



# Frinton Gate – Essex Coast

## Frinton-on-Sea Town Centre 1 Mile, CO14 8TE

Development site with Outline Permission for 210 Dwellings.



# Frinton Gate

**Up to 11.62 Hectares  
/ 28.73 Acres**

**Land with Outline Planning  
Permission for 210 Dwellings  
available as a whole**

## Location

Landbridge together with Joint Sole Selling Agent Berrys are instructed, on behalf of the Landowner, to offer for sale Frinton Gate, a development opportunity comprising some 11.62 hectares (28.73 acres) of land to the West of Elm Tree Avenue. The site is on the outskirts of Frinton-on-Sea, Essex and with views northwards towards Hamford Water and The Wade.

The Historic County Town of Colchester is approximately 20 miles from the site and the seaside town of Walton-on-the-Naze is approximately 1.1 miles.

The site is located to the North of the seaside town of Frinton-on-Sea with access off Elm Tree Avenue, sitting approximately 1 mile from the popular sandy beach seafront. The town enjoys excellent commuter links to London. The train station at Frinton-on-Sea (0.7 miles away) is on the Sunshine Coast Line to Colchester, with onward fast connections from Colchester to London Liverpool Street and Stratford, only 50 minutes commute time.

## Description

The seaside town of Frinton-on-Sea has a population of around 4,600. Residents in Frinton-on-Sea have the benefit of two primary schools both rated Good by Ofsted. Hamford Primary Academy adjoins the site along the southern boundary.

There are also excellent secondary schools in nearby Colchester (including Colchester Grammar School), Clacton-on-Sea and Tendring Technology College at



Walton on the Naze, which have been rated Good and Outstanding in recent Ofsted reports.

The site is gently sloping forming a single parcel of land, currently in agricultural use and extends to approximately 11.62 hectares (28.73 acres).

The proposed site layout is for 210 dwellings including 18 gifted affordable units (against the usual requirement of 30% affordable dwellings). The site is available as a whole.

Purchasers are invited to put forward a master plan and schedule of areas to support their bid.





Local amenities

## About the Area

Frinton-on-Sea is an attractive 'hub' with a comprehensive range of local services including a doctor's surgery, post office, pharmacies, dentists, library, police and fire station along with other local amenities.

The site benefits from far reaching views over Hamford Water National Nature Reserve, a 2,185 hectare (5,400 acres) Site of Special Scientific Interest and Nature Reserve comprising marsh grasslands, creeks, mud and sand flats, salt marshes, islands and beaches.

For those interested in leisure activities, the renowned Frinton Golf Club is less than 2 miles from the site. Frinton and Walton Yacht Club is situated approximately 1.5 miles to the north east of the site. The popular Frinton Lawn Tennis Club is located 1.5 miles to the south of the site.



Local amenities



Local amenities









Photograph of local area

## Planning and S106 Agreement

The site has outline planning permission for 210 dwellings including 18 gifted affordable dwellings. Reference: 16/00031/OUT Date: 1st March 2017.

A S106 Agreement has been signed and issued and requires financial contribution towards:

- Public Open Space and Management Contribution
- Early Years Childcare Contribution
- Healthcare Contribution
- Primary and Secondary Contribution

Full details of these financial contributions along with the planning permission can be found within the Information Pack (please ask Selling Agents for login details).

## Services

We understand that all the main services are available either on site or very close to the site.

Further information on Utilities and the Sustainable Drainage Strategy is available within the information pack. The anticipated approximate cost of service connections and plans are also contained within the information pack.

Prospective Purchasers will need to satisfy themselves with the precise location and availability of the services.

The Vendor and their successors in title reserve the right to connect into and upgrade all services.

## Access

Access to the Property is directly from Elm Tree Avenue. Details of road improvements, indicative layouts and road schemes are shown on the plans within the Information Pack.

## Local Authority

Tendring District Council Offices  
Thorpe Road  
Weeley  
Essex  
CO16 9AJ  
Telephone: 01255 686868





Photograph of local area

## Wayleaves, Easements & Rights of Way

The Property is sold subject to, or with the benefit of, all existing wayleaves, easements, rights of way, covenants and restrictions whether mentioned in the particulars or not.

## Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Vendor and their successors in title, or entitle any party to compensation in respect thereof.

The Vendors will retain a ransom strip, shown coloured yellow on the plan enclosed.

## Information Pack

An Information Pack including all planning documents, surveys and technical reports is available on request from the Vendor's agent.

The surveys undertaken include:-

- Transport Assessment
- Flood Risk Assessment
- Arboricultural Survey
- Archaeology Assessment
- Ecology Report
- Utility Statement
- Topographical Survey
- Ground Investigation Report

A short video has been prepared showing the site and surrounding area, and can be viewed through [www.landbridge.co.uk](http://www.landbridge.co.uk). The video is for information purposes only and should not be relied upon.

## Community Infrastructure Levy

At the time of producing these particulars, Tendring District Council has not adopted to charge CIL.



## Sale Site and Timing

The Land will be sold freehold with vacant possession by way of Private Treaty.

Unconditional offers are invited by 12noon on Wednesday 13th June 2018. It is important that any conditions attached to any offers are clearly outlined and in particular those relating to payment terms. Offers should be made in writing to Messrs Landbridge marked "Frinton Gate, Frinton-on-Sea".

However, the Vendor reserves the right to sell the Property without such procedure.

It is intended that exchange of unconditional contracts will take place within 28 days of the Purchaser's solicitor receiving the draft contract. Full completion will take place 28 days thereafter and there are to be no deferred payments. A 10% deposit will be payable on exchange of contracts.

## Postcode

CO14 8TE

## Viewings

Strictly by prior appointment with the Vendor's agent. Unaccompanied viewings can be undertaken with details in hand in daylight hours only.

## Vendor's Solicitor

Shoosmiths  
Witan Gate House  
500-600 Witan Gate West  
Milton Keynes  
MK9 1SH  
Reference LBW.M-00590549

## Joint Sole Selling Agent

Berrys  
42 Headlands, Kettering  
Northamptonshire  
NN15 7HR  
01536 412464

## Registered Title

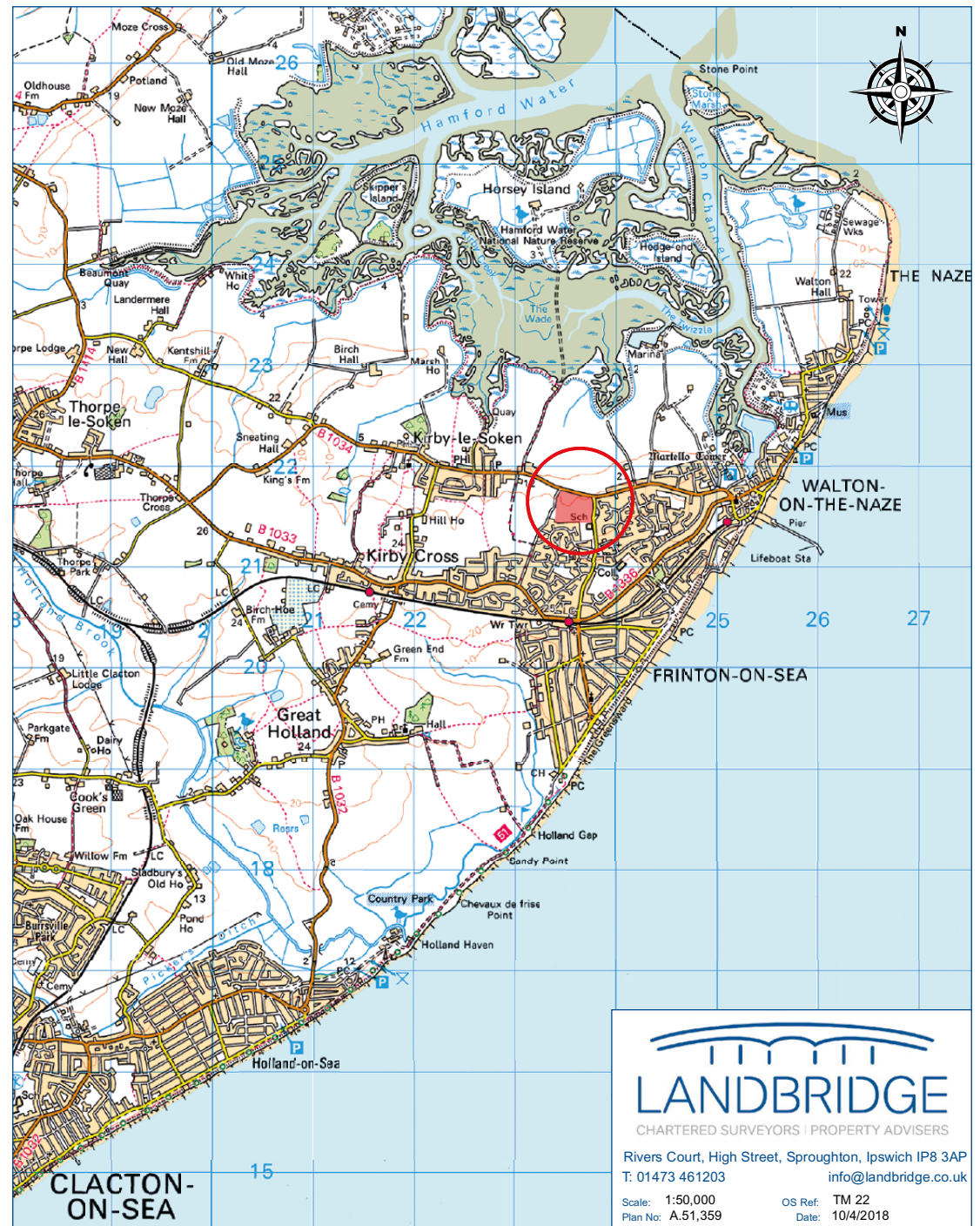
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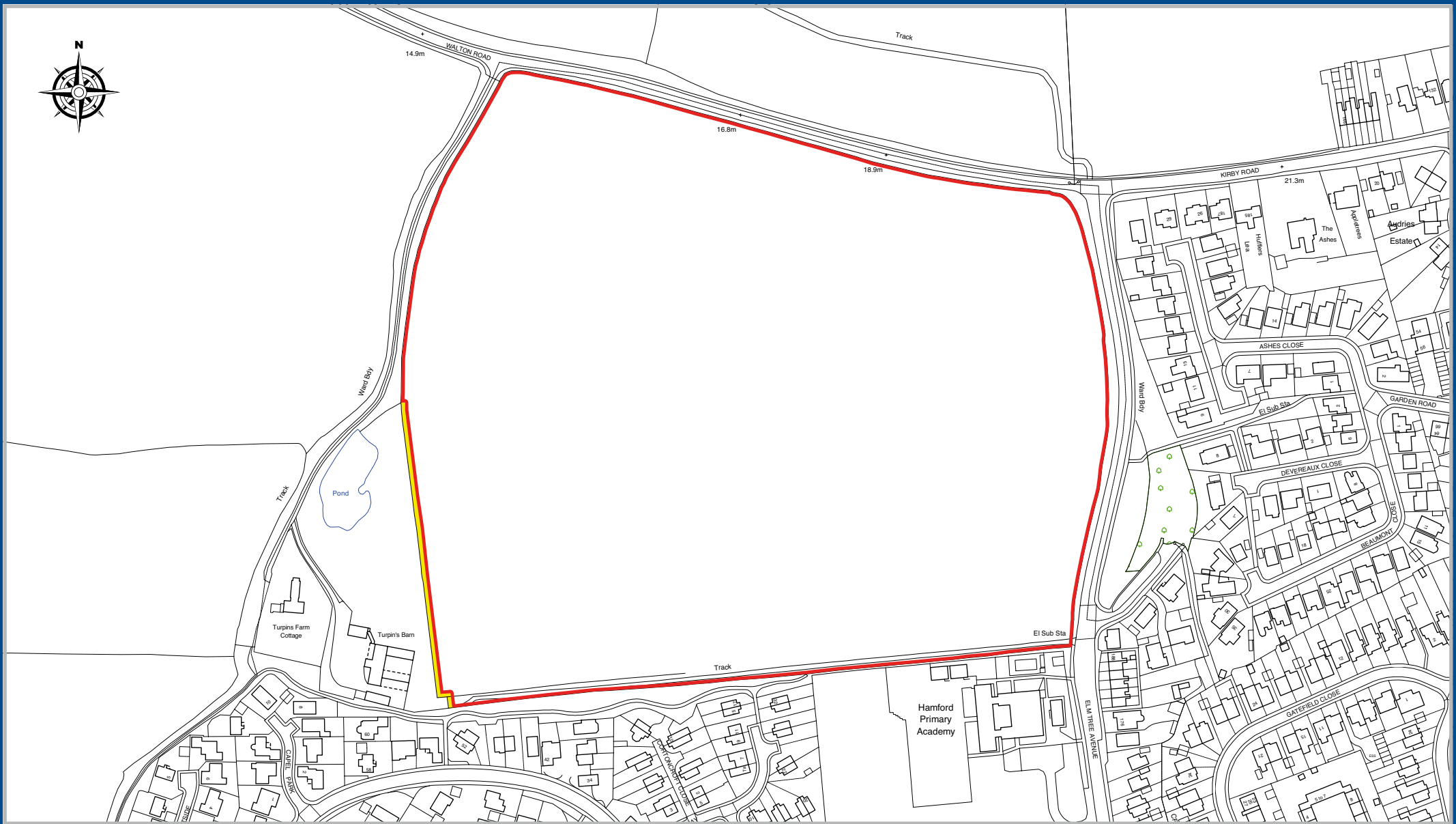
## VAT

The Property has not been elected for VAT, however, the Vendor reserves the right to opt for tax and if exercised, the tax shall be payable by the Purchaser.

## Directions

From Junction 29 of the A12, at the roundabout take the first exit to A1232 and the A120. Continue along A120, bearing slight left after approximately 11.2 Kilometres (7 miles) onto the A133. Continue along A133 to Thorpe Green, turning left onto Golden Lane and then right onto the B1414. Finally turn left onto Walton Road and the site will be approximately 4.8 Kilometres (3 miles) on the right hand-side just after leaving Kirby-Le-Soken.





**Important Note:** Landbridge Property LLP wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representative of fact. Landbridge Property LLP has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge Property LLP have not tested any services, equipment or facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Photographs taken April 2018

**LANDBRIDGE**  
CHARTERED SURVEYORS | PROPERTY ADVISERS

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