

Indicative Only – Approved Scheme differs from this CGI



EXCLUSIVE DEVELOPMENT OPPORTUNITY | FOR SALE

Rectory Meadow, Rectory Farm, Bradwell, Braintree, Essex CM77 8EX

- CG** This exclusive development opportunity is split into two parts which both have planning consent on over c. 2.35 acres:
- CG** A trio of expansive properties with water frontage, expected to have a gated entrance
- CG** A second development with 6 plots and a range of properties from a bungalow, a terrace and two detached houses
- CG** Village Location: Planning Permission Granted: Water Frontage: Secluded Location:
- CG** Excellent Potential GDV: Good Transport Links: No VAT applicable on the purchase price

Coke Gearing

CHARTERED SURVEYORS

CokeGearing.co.uk

LOCATION

All of the properties on the development benefit from access out to the A120 link road between Braintree and Colchester, giving onward access to Stansted Airport and the ports of Harwich and Felixstowe.

DESCRIPTION

The Vendor has dealt with the reserved matters, making this a development which can commence upon completion. The site area is approx. 2.35 acres total albeit the boundaries could be negotiated as the Vendor owns the adjacent land. The exclusive development is split into two parts.

Plot B is 0.36ha/0.9 acres and comprises a very exclusive trio of expansive properties with water frontage. We expect to have a gated entrance and estate fencing to the waterside for security and safety. (Planning permission reference is 20_01897_OUT) Floor plans approved under application reference 22/02664/REM.

Plots 1, 2 & 3 House Type A, B, C = 274 sq m / 2,949 sq ft each.

Plot A is 0.49ha/1.21 acres and is a more modest development with a range of properties from a bungalow through to a terrace and two detached houses. (Planning permission reference is 21/01772/OUT)

Plot 1 – 65m²

Plot 2 – 90m²

Plot 3 – 97m²

Plot 4 – 90m²

Plot 5 – 195m²

Plot 6 - 195m²

KEY BENEFITS

- Planning permission granted
- Village location
- Water frontage
- Good transport links
- Excellent potential GDV at approximately £6,425,000 +

SALE PRICE

£1,600,000 (No VAT)



SITE REPORTS

We have access to all reports carried out on site. The Contamination Report and Remediation Strategy for the 6-Unit Scheme is awaited but due imminently.

LEGAL COSTS

Each party to pay their own legal costs incurred.

PLANNING

A report regarding the current planning position can be provided upon request, the site will be ready for development to commence by March 2026, substantial fees in excess of £150,000 have been incurred to enable an 'oven-ready' site which would normally be at the Developer's cost.

3-Unit Scheme - Outline Permission Reference 20/01897/OUT
Applications pending with the Council to discharge Pre-Commencement conditions on the Outline Consent - Site Investigation, Remediation Strategy, Arboricultural Method Statement, Construction Method Statement.
The Arboricultural Method Statement and Construction Method Statement are likely to be determined soon.

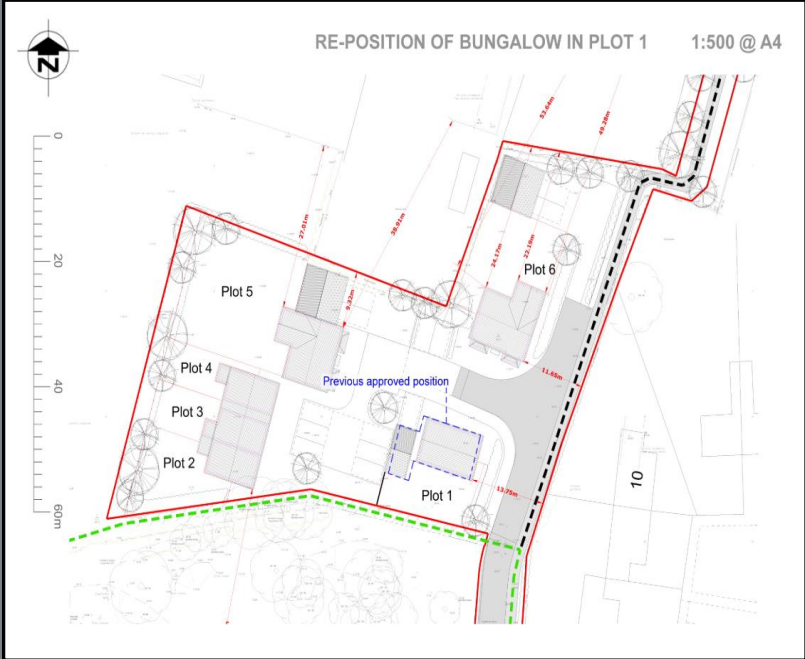
Reserved Matters Approval 22/02664/REM

There are no Pre-Commencement conditions to discharge.

Timeline

Remaining Pre-Commencement planning conditions on the 3-Unit Scheme are expected to be cleared between January and April 2026.

All enquiries on this to be via Coke Gearing Consulting or the Joint Agents at Joscelyne Chase.



PLANNING CONTINUED:

6 Unit Scheme - Outline Planning Permission Ref: 21/01772/OUT
Applications approved by the Council – A non-Material Amendment to separate the garage from plot, the bungalow.

Application approved by the Council to discharge the Archaeological Condition 19.

Pending Applications with the Council to approve the Biodiversity Enhancement Strategy, Construction Method Statement, Dust and Mud Control Management Scheme and Construction Traffic Management Plan.

Applications still to be made to the Council to address pre commencement conditions: Contamination Investigation and Risk Assessment, Remediation Statement, Badger Survey.

Reserved Matters Approval 23/01751/REM

There are no Pre-Commencement conditions to discharge.

Timeline

Remaining Pre-Commencement planning conditions on the 6 Unit Scheme are expected to be cleared between Jan and May 2026.

Note on both sites:

To inform the drafting of reports for the discharge of the Pre Commencement Conditions other matters including soil investigation and drainage designs have been completed or are in the process of being completed.

Viewings & Enquiries

Louise Campbell

T: 01279 758758

E: louise@cokegearing.co.uk

Adam Tindall

01279 758758

E: adam@cokegearing.co.uk

Carol Philpott

T: 01279 758758

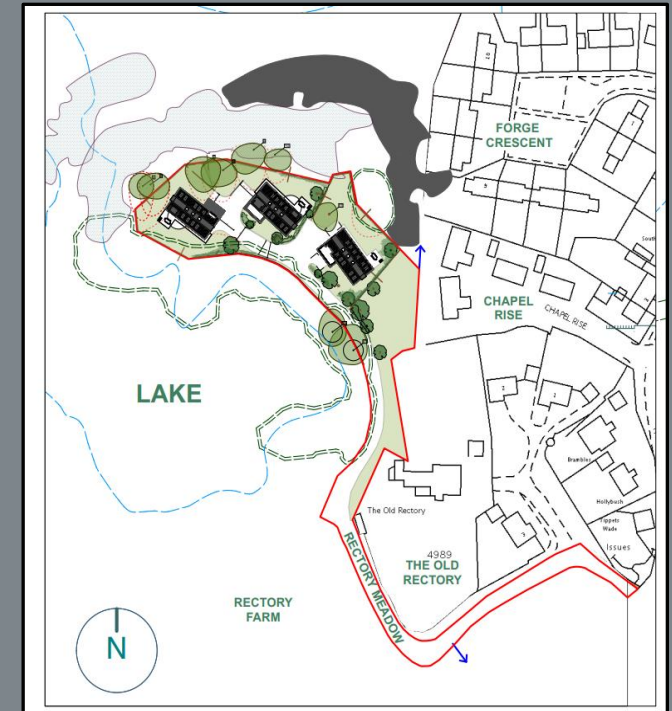
E: carol@cokegearing.co.uk

CokeGearing.co.uk

Coke Gearing

CHARTERED SURVEYORS

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars may be subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. January 2026 SUBJECT TO CONTRACT



CokeGearing.co.uk

Coke Gearing

CHARTERED SURVEYORS

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. January 2026 SUBJECT TO CONTRACT

