

Housing Development Site

FOR SALE

Planning Permission for up to 105 dwellings &
Rural Business Court of approx. 2,600 sqm

KELVEDON ESSEX

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL



Approximately 15.78 Acres (6.38 Hectares)

For Sale Freehold By Informal Tender

Bid Deadline – 12 Noon – Friday 21st November 2025

Cranes Lane, Kelvedon CO5 9AX

Situation.

The site is located on the north side of London Road (B1024), approximately a quarter of a mile south of the village centre. The site will have the benefit of 2 access points – the Rural Business Court will be accessed via London Road and the residential development will be accessed via Cranes Lane, both access points have highway approval. The site was formerly in agricultural use and extends to 15.78 acres. There are footpath links from Cranes Lane which provide access to countryside walks.

Immediately adjacent to the site planning permission has been granted to David Wilson Homes for 300 dwellings, together with community hub, including a Care Home, convenience store, medical centre and nursery.

Town Planning.

The application site reference 23/00816/OUT was won under a appeal for the development of up to 105 dwellings, together with business court of 2,600 sqm. This includes a Section 106 agreement which requires 40% affordable housing, together with various contributions including education.

Data Room.

The full information pack is available within the data room, available upon request.

Rights of Way.

The site will be sold with the benefit of wayleaves, easements and rights of way.

Tenure.

The property is available for sale freehold with vacant possession.

Services.

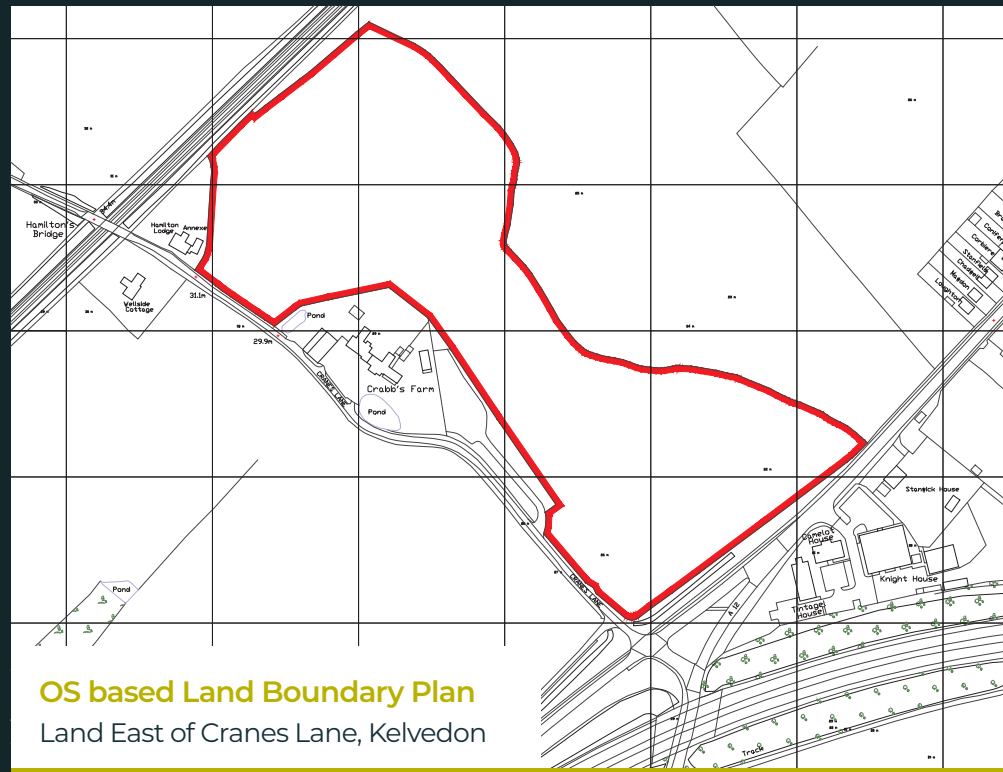
We understand that mains water, electricity and drainage are available for connection. However, prospective purchasers are advised to make their own enquiries.



Proposed Layout For Mixed Development

Land East of Cranes Lane, Kelvedon

Indicative only and not to scale



VAT. The property has not been elected for VAT.

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, 21st November 2025. Please note that the Vendor reserves the right not accept the highest, or any, offer.

Location.

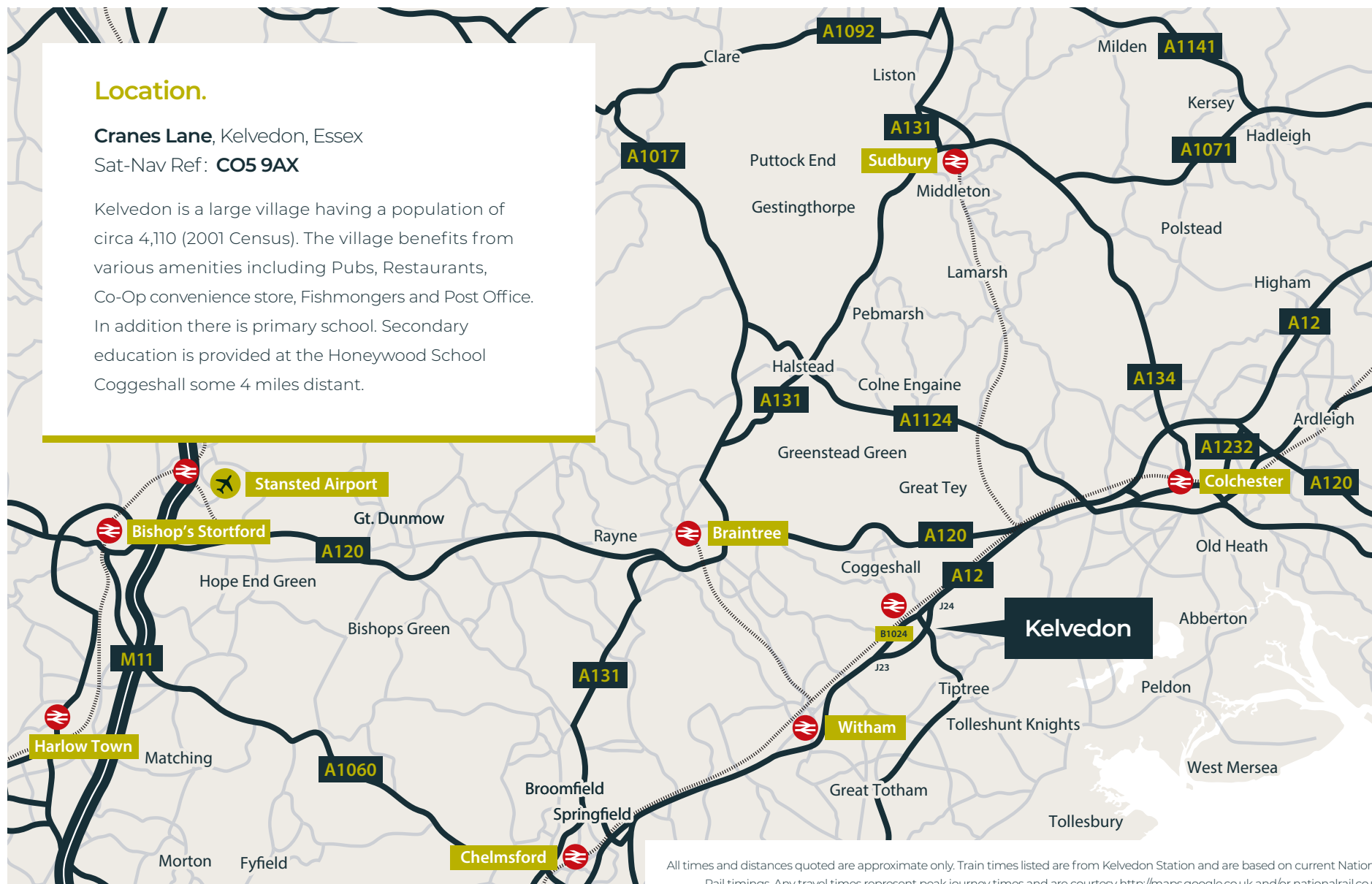
Cranes Lane, Kelvedon, Essex
Sat-Nav Ref: **CO5 9AX**

Kelvedon is a large village having a population of circa 4,110 (2001 Census). The village benefits from various amenities including Pubs, Restaurants, Co-Op convenience store, Fishmongers and Post Office. In addition there is primary school. Secondary education is provided at the Honeywood School Coggeshall some 4 miles distant.

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Accessibility

Kelvedon benefits from a mainline railway station – the fastest time to London Liverpool Street is circa 50 minutes. The village is located 10 miles south west of Colchester, 4 miles north east of Witham and 4 miles south of Coggeshall. London Road, the B1024, is the principal road running through the village. It connects to the A12 to the north at Feering and is close to Cranes Lane to the south.

Local Highlights

The Angel, Pub / Restaurant	0.9 Miles
East of England Co-op, Foodstore	1.1 Miles
Boots Pharmacy	1.1 Miles
The Railway Tavern, Pub / Restaurant	1.5 Miles
Kelvedon Train Station	1.7 Miles
Perrywood Garden Centre, Inworth	3.6 Miles
Tiptree Tea Room, Museum & Jam Shop	5 Miles


Surroundings

Witham	3 Miles
Braintree Shopping Village	8 Miles
Tollgate Shopping Park, Stanway	8.5 Miles
Colchester	10 Miles
Chelmsford	10 Miles
Mersea Island	16 Miles
Bishop's Stortford	28 Miles

Road/Driving Connections

A12 [Junction 23]	0.3 Miles
A120 [Braintree]	7.5 Miles
M11 [Junction 8]	25 Miles
London Stansted Airport	25 Miles
Harwich International Port	30 Miles
London Southend Airport	30 Miles
London Heathrow Airport	80 Miles

Rail Connections

 Kelvedon [KEL]	1.7 miles from Development
Colchester [COL]	13-minutes
Shenfield / Crossrail [SNF]	27-minutes
Stratford [SRA]	42-minutes
Liverpool Street [LST]	50-minutes
Canary Wharf [CWX]	70-minutes
Oxford Circus [OXC]	70-minutes

Viewing is by prior appointment with the sole agents.



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