



Land South of Bovingdon Road, Braintree, CM7 5LE

welcome to

Land South of Bovingdon Road, Braintree

RARE DEVELOPMENT OPPORTUNITY FOR 70 DWELLINGS - Reserved matters approved 20 Mar 2026 - Not elected for VAT - OFFERS INVITED by 12.00 NOON on THURSDAY 19th NOVEMBER



Notes

All offers are to be in writing, and should be accompanied by confirmation of finance and your legal representatives

The vendors are not obliged to accept the highest or indeed any offer received.

Access to an Information Pack containing all relevant sales information, technical reports and planning information is available on request

Images have been taken from the Braintree DC Planning Portal, they have been adapted with assistance of A.I. to enable images to be uploaded - these are to used for guidance purposes only

Site viewings available by appointment only - please contact Selling agent

e: rob.matthewson@connellsgroup.co.uk
m: 07796 301223



view this property online williamhbrown.co.uk/Property/BTR110679



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- Guide price of £1,500,000
- The site is not elected for VAT and therefore VAT will not be payable on the purchase price
- METHOD OF SALE - The Freehold interest is offered for sale by way of informal tender
- Full property and technical information is available on request through Connells Group Land Department
- Any planning queries are directed to Connells Group Land Dept

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110679 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk