



Land for At Low Road,
Dovercourt Bay, Harwich, Essex CO12 3TS



**Land at Low Road,
Dovercourt Bay
Harwich
Essex CO12 3TS**

A block of land extending to about 40 acres, situated on the Coast of the Stour Estuary with sand and shingle beaches, in this holiday destination resort in the parish of Harwich and Dovercourt.

Documentation has been prepared for submission of an Outline Planning Application for a Lodge Park of 400 holiday units.

Approximate Distances:

| | |
|---------------------------------------------|----------|
| Harwich and Ferry Terminal to the Continent | 1 mile |
| Walton On The Naze | 12 miles |
| Frinton On Sea | 13 miles |
| A12 | 16 miles |
| Colchester | 18 miles |
| M25 | 57 miles |

SITUATION

The site is situated 57 miles from the M25, accessed via the du-dalled A12 trunk road and then the A120 to Dovercourt/Harwich. The site is situated to the south of Low Road, in Dovercourt Bay.

Dovercourt, dating from 1086, is renowned as a tourist destination and for its Blue Flag beaches. Facilities in Dovercourt and its smaller but better known neighbour Harwich, include shops, cafes, medical centre, dentist and schools. There is a rail station at Dovercourt, with services from London Liverpool Street taking 1 hour 17 minutes with a change at Manningtree. Harwich International Station has services to Zeebrugge and to the Continent.



Harwich has been designated within the Freeport East Gateway 14 status, a Government incentive to promote growth in the Harwich and Felixstowe area. This scheme offers Government backed loans for development and assistance to industry located within the Gateway 14 area.

Leisure facilities include a skate park, crazy golf, model yacht pond, boating lake and there is disabled access to the sandy and shingle beaches. Other leisure interests include fishing, sailing, and for ramblers and ornithologists, there is a Coastal footpath running along the sea wall in Hamford Waters National Nature Reserve, adjacent to the site.

HISTORY

Harwich, has buildings of medieval origin behind 18th Century facades and was famous for its dockyard, where the likes of Drake and Nelson were regular visitors. The Mayflower was built in 1609 and was chartered to take pilgrims (Founding Fathers) to America in 1620. The HMS Conqueror was built for Lord Nelson in Harwich which captured French Admiral Villeneuve at the Battle of Trafalgar in 1805. In 1918 the German U-Boat fleet surrendered to the Royal Navy, and in 1939-1945, the port was the main East Coast mine sweeping and destroyer base and where the fleets for the Dutch and Dunkirk evacuations were assembled.

DESCRIPTION

The site is mainly flat arable land, comprising three blocks divided by hedgerows, extending to about 16.1 ha or 40 acres. The northern boundary is Low Road with about 420 m of road frontage and the southern boundary comprises Marsh Lane which becomes a footpath with a hedge and tree belt.



View from Low Road

To the west of the site is an arable field. To the north west is a residential development site. To the east and south east of the site are existing established holiday parks.

The site offers an opportunity to develop a luxury Lodge Park of approximately 400 holiday units offering a full secure environment for residents.

The site is situated in Flood Zone 1 adjacent to Low Road and Flood Zone 2 and 3 to the south of the site.

SERVICES

Mains water, electricity and drainage are available in Low Road.

PLANNING HISTORY

A pre-planning application was made to Tendring District Council (TDC) in 2017 and received a positive response, which culminated in an outline application being submitted, but subsequently withdrawn at the request of TDC because of time restraints imposed on the Council. A second application was withdrawn because of Covid delays and a last minute request for a "Sequential Test". If an application is submitted over two phases (1st phase over 20 acres adjoining Low Road and 2nd phase over the land to the south) it is understood that the need for a Sequential Test will be negated. All investigations and surveys requested by TDC are believed to be completed ready for immediate submission of an outline planning application.

PLANNING

The site lies outside the Tendring District Council existing development boundary as set out in their "2013-2033 and Beyond Local Plan". However, under Section 6.7 "Holiday Parks" section 6.7.9 and Policy PP11 states that the council "will not support new static caravan parks, but it will support proposals for new high quality holiday villages comprising well designed timber chalets set on plinths and with pitched roofs".

It is proposed that a purchaser will put forward under the Tendring District Council Local Plan Preferred Options Consultative Document, the 40 acre site for a 400 unit high quality Lodge Park development, including local amenity provision. It is envisaged this will include a clubhouse incorporating entertainment, dining facility and a mini-market to serve the development and enhance the facilities of existing residents in the community.

AVAILABLE DOCUMENTS

The following documents and letters that are available for inspection include:

- 1) Response from TDC to the Pre-app enquiry (dated October 2017).
- 2) Habitat Survey report (dated April 2018)
- 3) Transport Statement (Dated May 2019),

- 4) Tree Survey and Arboricultural Impact Statement (dated May 2019)
- 5) Retail Sequential Assessment (dated May 2019)
- 6) Landscaped Visual Impact Statement
- 7) Site Specific Flood Risk Assessment (dated August 2020)
- 8) Harwich Strategic Flood Risk Assessment extracts
- 9) Amended Design and Access Statement
- 10) Letter to TDC from Environment Agency (dated May 2021)

TENURE

Freehold .

METHOD OF SALE

The property is offered for sale by Informal Tender.

VIEWING: By appointment with the vendor's sole agent:
Humberts on 01603 661199 or Norwich@humberts.com

Agents Note:

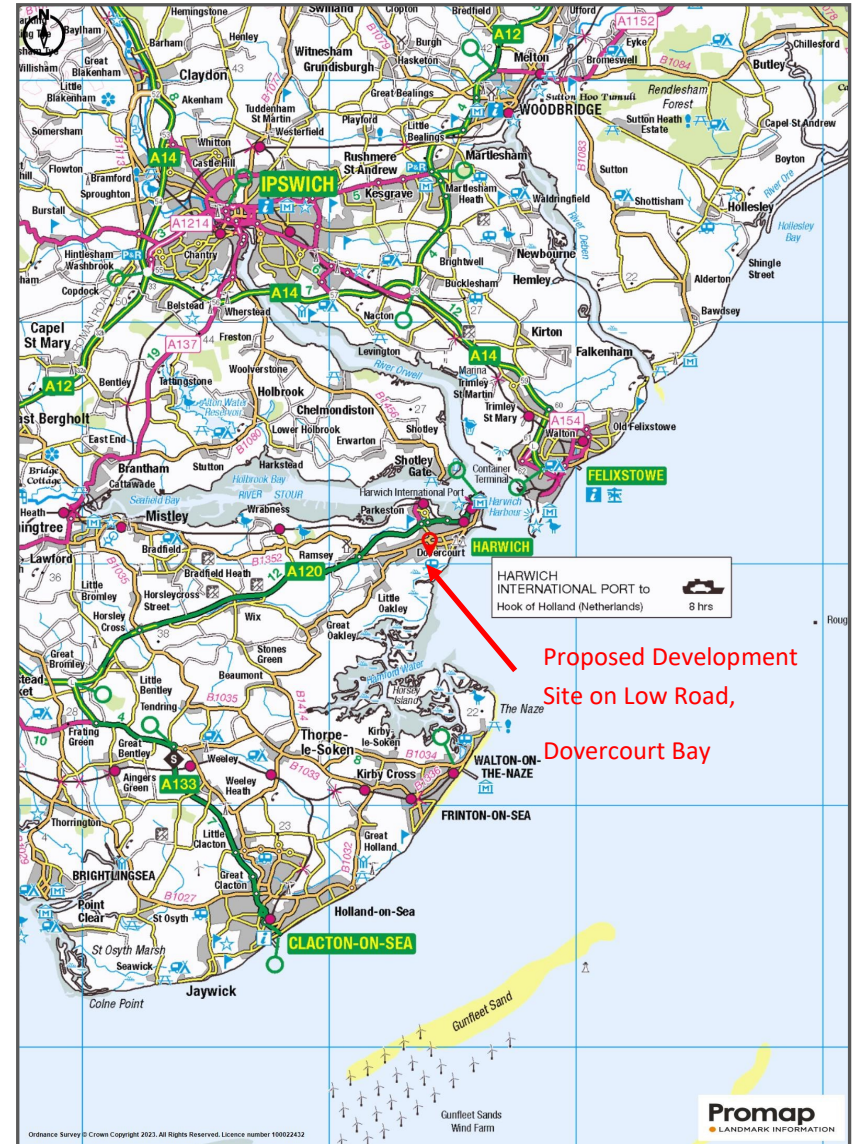
The vendor would like an outright sale. However, a joint venture would be considered with a buy out clause, once outline planning consent has been granted, based on 50% of the value of the site with the benefit of planning.



Hamford Water Nature Reserve



Northerly view from Sea wall



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01603 661199

norwich@humberts.com

