

Old House Lane, Harlow CM19 5DN

Circa £3,500,000

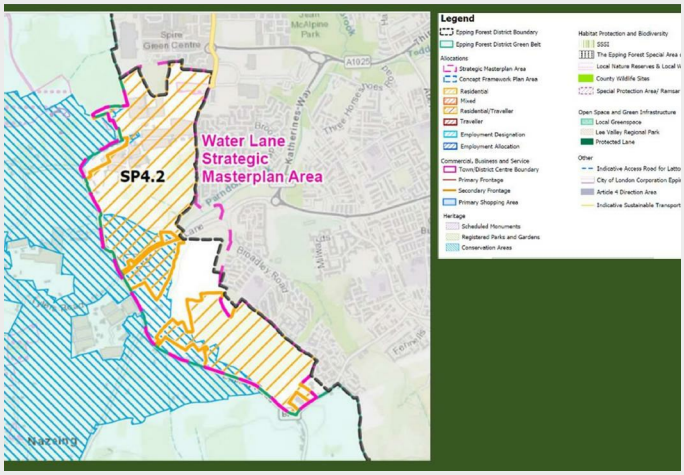
Land - Development Site | Freehold

Council: | Council Tax Band: Strategic Development Opportunity - 6.65 Acres of Undeveloped Land in Roydon, Harlow

null null null EPC null

TARGET

RESIDENTIAL SALES & LETTINGS



iscussion

xtent of land within deal – 6.65 Acres

ption Form of Contract

ption Term

ption Fee

iscount to Market Value

inimum Price



Land at Water Lane, Harlow

Meeting of 15th August 2023

Martin Grant Homes PERSIMMON



and at Water Lane, Harlow

eeting of 15th August 2023

genda

- Local Plan Update
- Consortium Position
- Previous Offer
- Discussion



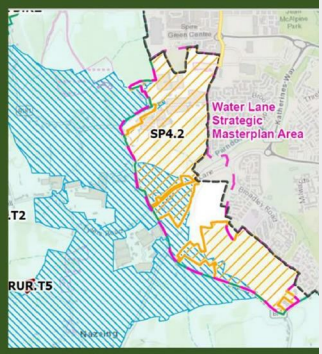
ocal Plan Update

Local Plan adopted by Epping Forest District Council on 14th March 2023

This completes the Local Plan adoptions in the Harlow & Gilston Garden Town

- Harlow Local Plan – adopted December 2020
- East Herts Local Plan- adopted October 2018

Key policy is SP4.2 which allocates land at West Harlow for approximately 2,100 homes plus schools, community facilities, open space and play space



he Consortium

Comprises

- Taylor Wimpey
- Martin Grant Homes
- Persimmon Homes

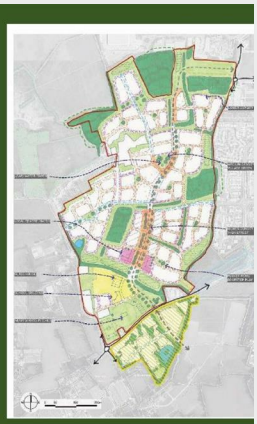
Highly experienced in securing planning permission and delivering large scale housing developments in the South East of England

Control 85 Acres north of Water Lane plus 30 Acres on Old House Lane



he Consortium

1. Latest Local Plan process began in earnest in 2014
2. Have supported the Local Plan allocation of land west of Harlow for development throughout this period
3. Very familiar with:
   - The various Council officers and Councillors
   - What is required to bring forward the development
4. Actively securing the remaining land in the allocation north of Water Lane



revious Offer

ated March 2022

onsortium to cover reasonable professional and egal costs – recoverable on purchase

onsortium to meet all, speculative costs of securing lanning permission – recoverable on a pro rata asis only on purchase



Strategic Development Opportunity – 6.65 Acres of Undeveloped Land in Roydon, Harlow

Target Property is delighted to bring to market a substantial parcel of undeveloped land extending to approximately 6.65 acres, situated in a key growth location in Roydon, Harlow. This is a rare and exciting opportunity to acquire freehold land that now forms part of the long-term strategic planning vision for the Harlow area.

The land is included in the Local Plan adopted by Epping Forest District Council on 14th March 2023. This adoption marked the final component of the planning framework for the Harlow & Gilston Garden Town, following the adoption of the Harlow Local Plan in December 2020 and the East Herts Local Plan in October 2018. The unified adoption of these plans provides a cohesive development vision for the wider region and significantly enhances the prospects for future development in this location.

Of particular relevance is Strategic Policy SP4.2 within the Epping Forest Local Plan, which allocates land at West Harlow for a major mixed-use development. The policy supports the delivery of approximately 2,100 new homes, along with associated infrastructure including schools, community facilities, open space, and play areas. The subject site falls within the scope of this allocation and therefore represents an exceptional opportunity for developers and investors to engage in a project of significant scale and long-term value.

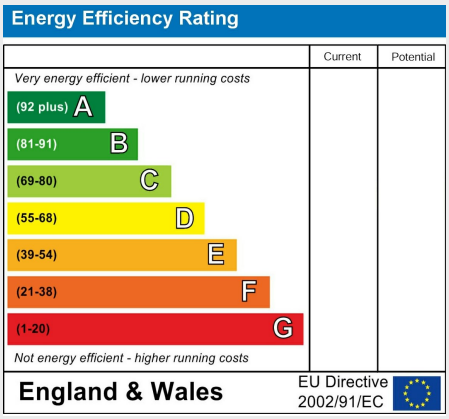
The land is offered for sale on a chain-free basis. Site visits can be arranged strictly by appointment.

This is a compelling opportunity for forward-thinking developers or land promoters seeking a strategic site with strong planning context and excellent potential for residential-led development within a well-connected and rapidly evolving area.

To arrange a viewing, contact Target Property on 01992 766 245 (option 2 Sales).







How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

TARGET
RESIDENTIAL SALES & LETTINGS

Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET
t. 0208 805 4949 | e. theo@targetproperty.co.uk
Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF
t. 01992 766245 | e. theo@targetproperty.co.uk
www.targetproperty.co.uk