



## ATTRACTIVE RESIDENTIAL /CARE HOME DEVELOPMENT OPPORTUNITY

**PART FORMER HARWICH HOSPITAL  
MAIN ROAD, DOVERCOURT,  
ESSEX CO12 4EX**



**Approx 0.76 HECTARES (1.9 ACRES)  
FOR SALE FREEHOLD**

- \* Well Located Landscaped Site with Established Road Access \*
- \* Easy access to Town Centre and Nearby Shopping Facilities \*
- \* Potential for Housing or Assisted Living Facility \*
- \* Adjacent New Hospital and Medical Centre \*

Imperial House, Victoria Road, Chelmsford CM1 1NY

Fax : 01245 261488 DX 3395 Chelmsford

Email : [chelmsford@fennwright.co.uk](mailto:chelmsford@fennwright.co.uk)

Colchester 01206 216565 : Ipswich 01473 232701 : Witham 01376 516464

**01245 261226**

 **fennwright.co.uk**

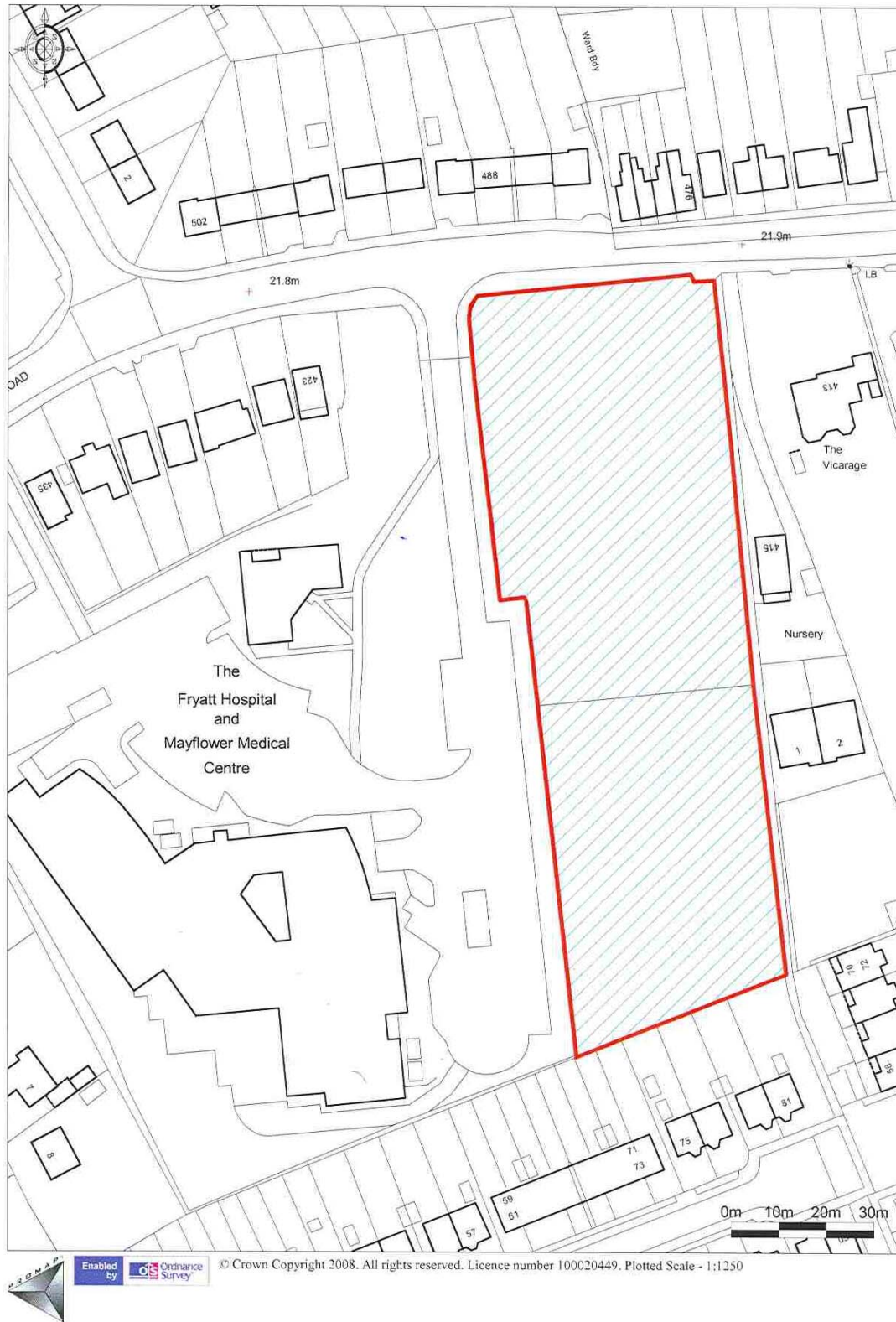
**Part Former Harwich Hospital, Main Road, Dovercourt, Essex, CO12 4EX**

- LOCATION:** Dovercourt is located within the Tendring Penninsular approx 17 miles west of Colchester and one mile south-west of Harwich. The A120 provides good road links to Colchester and the A12 trunk road. The Port of Harwich is a major local employer and the owner, Hutchison Ports (UK) Ltd have submitted plans for a major expansion of the Port and the construction of an additional 1400 metre deepwater quay which will bring significant new employment opportunities to the area.
- The property is located close to the junction of Parkeston Road and Main Road approx ¾ mile west of Dovercourt Town Centre. Dovercourt provides a full range of shopping facilities and benefits from a mainline railway service to London Liverpool Street (1hr 30 mins). In addition, there is a Co-Op Fiveways store on Main Road within a 1/2 mile of the property.
- DESCRIPTION:** The property comprises a rectangular site extending to circa 0.76 ha (1.9 acres) with frontage to Main Road and the access road to The Fryatt Hospital and Mayflower Medical Centre. The site is cleared, fenced and level. The majority of the original hospital building were located to the north of the site adjacent Main Road. The site contains a number of mature trees details of which are given in the Information Pack
- Access to the site may be taken via the existing private road serving the Hospital and Medical Centre over which the Vendors have shared rights. There are good bus links to the town centre via Main Road.
- PLANNING:** The land is shown in the Tendring District Adopted Local Plan as being within the Urban Development Boundary of Harwich and Manningtree. The Local Authority have indicated that the preferred use for the land is residential. The developer will be required to comply with the Council's Adopted Housing Policy's including;
- The retention of significant trees
  - The provision of 40% affordable housing
  - Car parking at 1 space per dwelling (for C3)
  - Strategic Open Space Commuted Sum
- Interested purchasers are advised to contact Tendring District Council Planning Dept (tel. no. 01255 425501 )  
attn. Matthew Lang or Martin Fulcher
- TENURE:** Freehold with Vacant Possession and with the benefit of shared rights of access and the right to connect to existing services therein.
- SERVICES:** All main services are believed to be available in the local area. Further details are available in the Information Pack
-

CONDITIONS :	<p>The Purchaser will be required to:</p> <ul style="list-style-type: none"><li>• Maintain continuity of access to the Hospital and Medical Centre to the present standard.</li><li>• Pay an Overage Sum in respect of any material increase in housing density, sale values or change of use following the exchange of contracts for the sale of the site.</li><li>• Comply with the Vendor's minimum design criteria</li></ul>
DESIGN CRITERIA:	<p>It is a requirement that all housing on Central Government Surplus Public Sector Land meet the following minimum standards:</p> <p>Code for Sustainable Homes, Level 3, Lifetime Homes, Building for Life Silver or Gold, Integrated Tenures. Additional information on these standards can be found on the following websites:-</p> <p><a href="http://www.buildingforlife.org">www.buildingforlife.org</a> <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> <a href="http://www.englishpartnerships.co.uk">www.englishpartnerships.co.uk</a></p> <p>These standards apply to both the private and the affordable housing sectors.</p>
GROUND CONDITIONS:	<p>Part of the property was formerly the site of the Harwich and Dovercourt District Hospital. Certain foundations may have been left in-situ. A Topographical Survey has been undertaken and is included in the Information Pack. No soils investigation has been undertaken.</p>
OFFER TERMS:	<p>The property is to be sold by Informal Tender as a whole and in its existing state and condition. Expressions of interest are sought with a view to inviting written offers at a date to be announced. Offers made subject to planning will be considered but must be accompanied by full details of the proposed scheme including sketch layout plans. Full instructions regarding the submission of offers will be circulated in due course to those parties who have registered an interest.</p>
LEGAL COSTS:	<p>Potential purchasers are required to bear their own legal and any abortive costs incurred in this transaction.</p>
VIEWING:	<p>By prior arrangement with the sole agents:</p> <p><b>Fenn Wright Imperial House Victoria Road Chelmsford Essex CM1 1NY</b></p>
CONTACT:	<p><b>ROGER HAYWARD - <a href="mailto:rphh@fennwright.co.uk">rphh@fennwright.co.uk</a> Tel: 01245 261 226</b></p>

---

Land adjoining Harwich Hospital Main Road Dovercourt Essex CO12 4EX



Messrs. Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The Vendor or Lessor does not make or give, and neither Messrs Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.