

Residential Development Opportunity

5 School Lane, Ingrave, Brentwood

Freehold For Sale

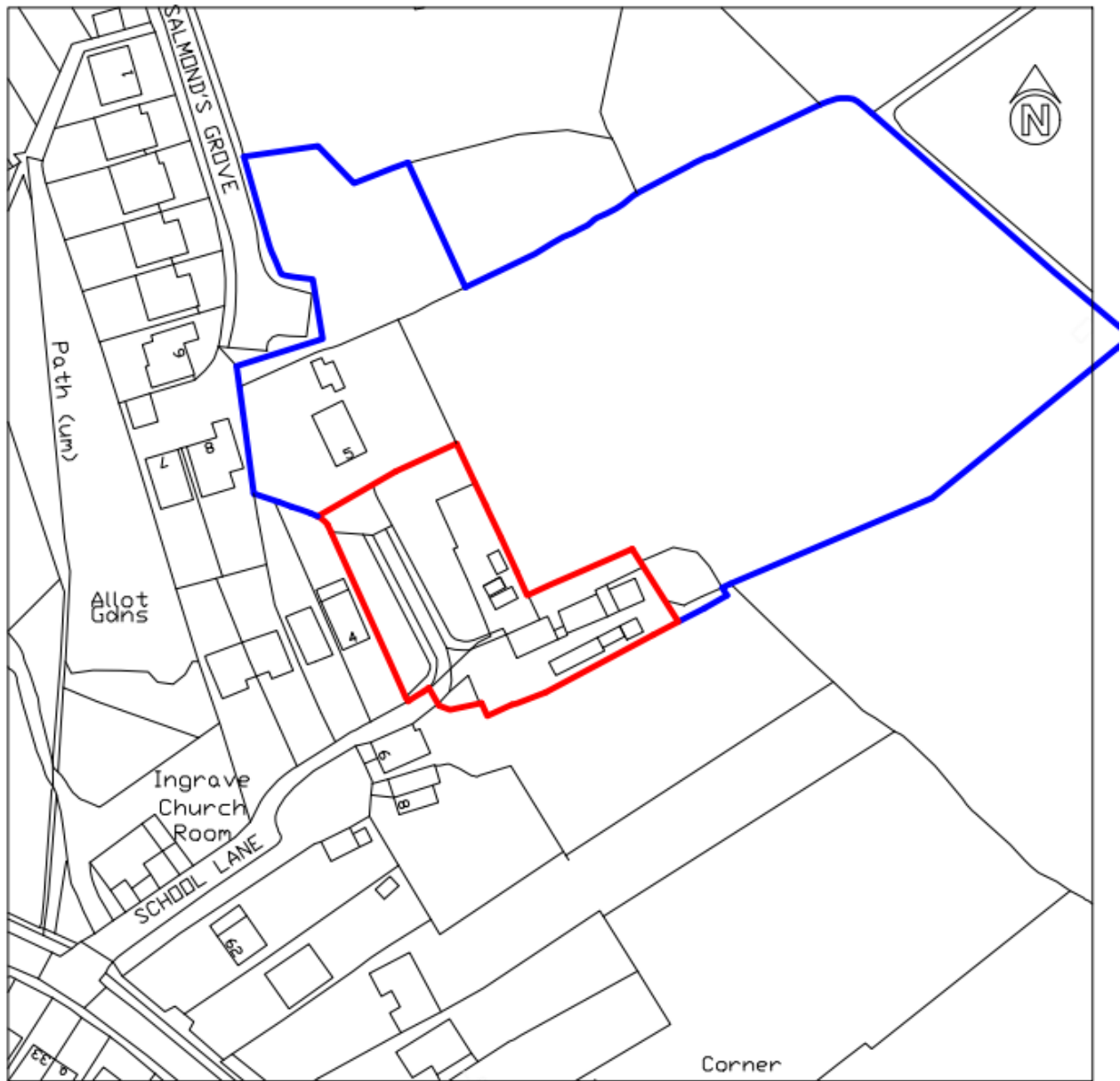


- Residential development opportunity for 4x new build houses and 1x house renovation/extension
- Planning references - 21/00485/FUL and 19/01481/FUL
- Total site area of approximately 1.3 ha (3.3 acres)
- Strategic potential on eastern field.
- Seeking unconditional offers only with overage on remaining land parcel
- Guide price 'Offers invited'
- Informal tender bids to be submitted by Friday 28th of April 2023

Savills Chelmsford
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savills.co.uk



Site Plan (Planning Ref: 21/00485/FUL)



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Location

The application site is located in the village of Ingrave, a large village situated in the district of Brentwood. Together with the adjacent settlement of Herongate, it forms the larger civil parish of Herongate and Ingrave.

Ingrave lies approximately 3.2 km (2.0 mi) south east of Brentwood, the principle town in the district, approximately 5.8 km (3.6 mi) south west of Billericay, and circa 10.5 km (6.5 mi) north west of Basildon. There are limited amenities in the immediate area, however there is a range of educational, community, leisure and recreation facilities in the nearby towns of Brentwood and Billericay.

Brentwood railway station is located approximately 3.2 km (2.0 mi) north west of the subject, offering TFL rail services south to London Liverpool Street, and north to Shenfield.

There is a bus stop directly in close proximity to the site along Brentwood Road, that provides further access to Brentwood, Hutton, Basildon, and beyond.

Site Description

The site is located on the north side of School Lane, a residential road off the A128 Brentwood Rd. It is approximately 1.3 Ha (3.3 acres) and in its existing use comprises a residential dwelling and various agricultural buildings that form a Landscape Contractor's Yard.

The opportunity is for a investor/developer to construct 4 new build units and renovate/extend the existing house. The eastern field has strategic potential albeit it is designated greenbelt. There is potential for future development as a new access has been constructed into the site.

The Data Room contains further information on the proposed site layout for the new development.

Planning

There are two planning permissions connected to the site:

19/01481/FUL – Demolition of existing outbuildings, construction of new dwelling. Two storey side/front extension to include dormer windows and juliette balcony. Single storey front extension, relocation of main entrance to include canopy over door. Construction of New Access Road to both dwellings.

21/00485/FUL - Demolition of existing buildings at existing yard and construction of 2 x Semi-detached bungalows and 1 x detached 3 bedroom dwelling

Please refer to the Data Room for further planning information.

Utilities and Services

The property currently benefits from mains water, gas to existing house and electricity. Existing foul drainage is via a cess pit.

Community Infrastructure Levy

Community Infrastructure Levy is not currently payable in Brentwood Borough Council.

Existing Wayleaves, Tenancy Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Viewing

Viewing should be arranged by prior appointment with Savills.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the site. Viewers visit the site at their own risk.

VAT

We understand the property is not elected for VAT.

EPC

Rating 55

Data Room

Technical, legal and planning information is available on our data room, [link here](#).

Method of Sale

The site is being marketed by way of informal tender, with offers invited on an unconditional basis only.

Offers are to be sent by **28th April 2023** via email or in writing to:

Thomas Higgins
Savills
Parkview House
Victoria Road South
Chelmsford,
Essex CM1 1BT

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

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