



Yellow line for indicative purposes only

SOW & GROW NURSERIES

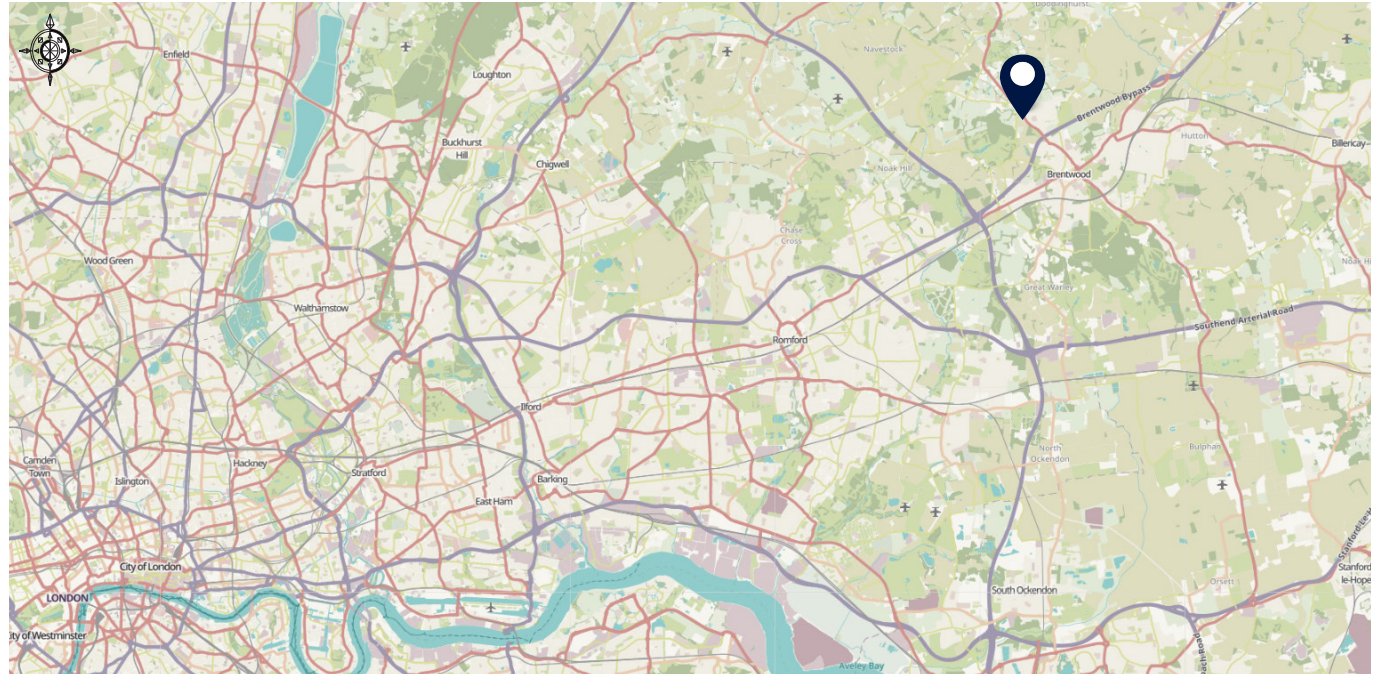
Ongar Road, Pilgrims Hatch, Brentwood, CM15 9JH

Residential Development Opportunity



KEY HIGHLIGHTS

- Brownfield site in Pilgrims Hatch, Brentwood;
- Site allocated for residential development, subject to policy requirements (c. 38 new dwellings);
- Site area of approximately 2.29 acres (0.93 hectares);
- Available as a whole or in 2 lots;
- Unconditional offers sought for the freehold interest;
- For sale by informal tender.



DESCRIPTION

The property comprises the former Sow N Grow nurseries and is situated between Ongar Road and the Brentwood Allotments. The property is mixed use and generates an annual income of approximately £100,410.

There are a range of permanent and non-permanent buildings onsite of differing ages used by the commercial tenants. In addition to these, there are two residential dwellings (one bungalow and one fixed former mobile home) to the south of the site. The residential dwellings benefit from gardens and a large driveway.

The site has been identified as suitable for residential development in the Brentwood Local Plan (adopted March 2022) under the reference R07 on the policies map. The site forms part of this allocation, with the wider site having an estimated capacity for 38 dwellings and associated infrastructure.

The site is offered by the vendors as a whole (c. 2.29 ac), or in 2 lots (0.62 ac and 1.67 ac), as outlined plan on page 4 of these particulars.

LOCATION

The property is located within Pilgrims Hatch, which is a large commuter village to Brentwood and lies approximately 3.2 km (2.0 mi) to the south east of the property.

The property is within close proximity to both the A12 and J28 of the M25 and is circa 3.2 km (2.0 mi) to the north west of Brentwood Station, which provides direct connections to London Liverpool Street station via Greater Anglia and Elizabeth Line services.

Brentwood offers a wide range of retail, leisure and community facilities. The main shopping area is centred on the High Street however there are also many smaller local parades and individual shops serve residential areas. The town is surrounded by extensive open areas for informal recreation together with a number of publicly accessible playing fields, parks, woodlands and amenity greens.



PLANNING

The site lies within the Brentwood Borough Council boundary and has been identified as suitable for residential development in the Brentwood Local Plan (March 2022). The site forms part of the allocation under reference R07 in the policies map, which has an allocation for 38 dwellings and associated infrastructure.

Brentwood Borough Council have provided four requirements for proposals put forward. These are as follows:

- i. Provide vehicular access via Ongar Road.
- ii. Provide good pedestrian and cycle connections to routes identified within the Brentwood Cycle Action Plan or other relevant evidence.
- iii. Any future development should sustain and where possible enhance the significance of the Grade II listed Registered Park and Garden of South Weald Park and its setting.
- iv. Provide sensitive landscaping along the southwestern boundary adjoining the allotments.

The site is located within a Critical Drainage Area and so early consultation with Essex County Council will be required to determine appropriate mitigation, in line with Policy BE05 Sustainable Drainage, that will need to be incorporated into the design of the scheme.

Any applicant will also be required to make necessary financial contributions via planning obligations towards:

- i. Off-site highway infrastructure improvements as may be reasonably required by National Highways and Essex County Council in accordance with policies MG05 and BE08 (the planning obligation will determine the level and timing of payments for these purposes); and
- ii. 'Quietway' cycle routes connecting transfer hubs to schools in Brentwood Town Centre.

TENANCIES

We include below a schedule of the tenancies:

UNIT NUMBER	TENANT	TERM	RENT PA	BREAK CLAUSE	SECURITY OF TENURE
Unit A	Brentwood Timber Supplies	5 Years	£21,450	1 April 2022	No
Unit C			£5,720		
Unit D			£22,750		
Unit B	Brentwood Fencing Supplies	5 Years	£18,590	1 April 2022	No
Unit E	Hunneybel Group Ltd	5 Years	£2,600	1 April 2025	No
Unit F			£2,600		
The Annex	Mr M Sweeney	12 months	£11,100	22 December 2022	AST
Bungalow 1	Ms. K Armingier	-	£7,800	-	-
Bungalow 2	Mr D E Hewitt	12 months	£7,800	6 December 2022	AST

The Property will be sold subject to its existing tenancies.



TENURE

The site is for sale freehold.

Exact legal boundaries / title issues to be agreed between the relevant parties and their solicitors.

RATINGS

We understand that the property is current assessed for business rates and has a rateable value of £45,400 across the commercial elements. We would advise interested parties to make their own enquiries with regards to the Business Rates.

METHOD OF SALE

Offers are sought via informal tender (unless sold prior) and are invited for either Lot 1 or both together. Please clarify this as part of your offer. We kindly ask that offers specify:

- Purchase price
- Payment profile
- Any conditionality
- Timescales for exchange and completion
- Proof of funds in the sum of the offered purchase price (bank or accountant letter referring specifically to the purchasing entity).

Bids must be received by 12 noon, 10th October 2022.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking in the event they withdraw from the transaction following the agreement of heads of terms and expense has been incurred in preparing the legal pack.

VAT

To be confirmed.



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FURTHER INFORMATION & VIEWINGS

We will be undertaking a number of set viewing days at the property, which will be by appointment only through Savills.

Should you wish to arrange an appointment to view, please contact one of the team using the contact details provided.

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from.

Enquiries in the first instance to be directed to Ailsa Plummer or Ben Sinclair.

CONTACT

For further information, please contact:

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