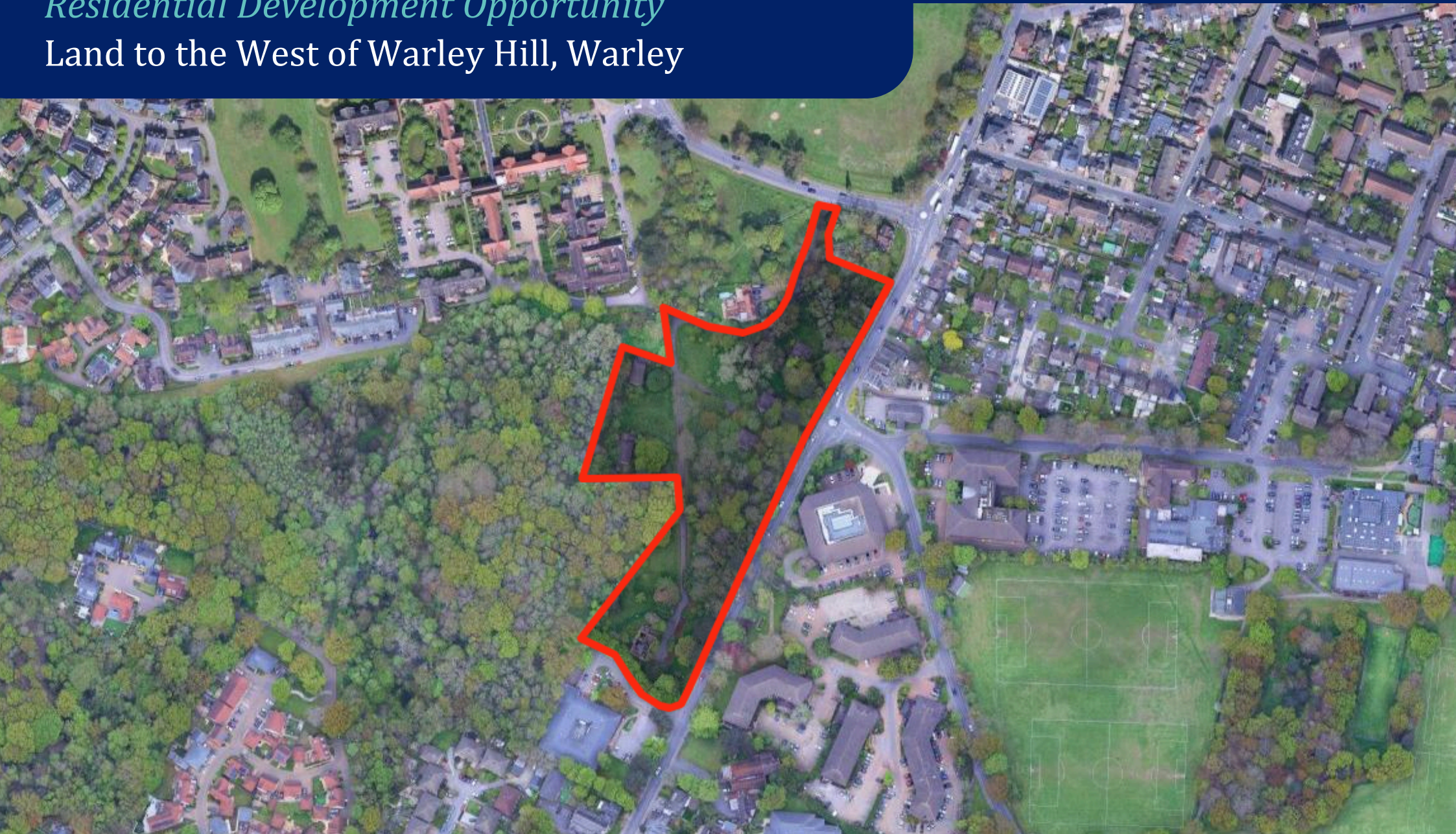


Residential Development Opportunity
Land to the West of Warley Hill, Warley



The Site Overview

Overview

Land to the West of Warley Hill, Warley (the Site) represents an excellent opportunity to acquire a prime development site for residential development on an unconditional basis. Conditional offers will also be considered.

Location

The Site is located to the south of Brentwood within the jurisdiction of Brentwood Borough Council (BBC). In terms of the wider area, it sits approximately 20 miles north-east of London and approximately 12 miles south-west of Chelmsford. Warley benefits from excellent road connectivity via the M25, A12 and A127, providing convenient access to London and the wider South East. Whilst Warley does not have its own railway station, Brentwood Station is located approximately 0.8 miles from the Site and provides regular Elizabeth line and Greater Anglia services into London, with journey times to Paddington and London Liverpool Street, taking less than an hour.

Warley offers a strong range of local amenities that contribute to a strong quality of life. These include independent shops, cafes and regular local events, alongside essential services including healthcare facilities with local GP practices. In addition, Warley provides access to open spaces. In terms of education, the town offers a number of primary schools, including Warley Primary School and Holly Trees Primary School, alongside a wider selection of primary and secondary schools within Brentwood.



What3Words

The location of the Site is [///skip.pencil.visa](https://www.what3words.com/skip.pencil.visa)

Description

The Site is located to the south of Brentwood, extending to approximately 2.11 hectares (5.22 acres) in total and has multiple access points. The Site comprises existing residential dwellings and vegetation.



Planning Overview

Planning Overview

BBC's adopted Development Plan is the Brentwood Local Plan 2016-2033, which was adopted in March 2022, but requires an early review. This provides the current policy framework for growth and development across the Borough to 2033.

BBC undertook a Call for Sites exercise in 2023/2024 with the intention of going to Regulation 18 consultation in Q2 2026. However, BCC appears to have run out of time under the current Local Plan system and will need to start the process again under the new system.

Site Promotion

The Site is allocated for residential development under Policy R09 of the adopted Local Plan. The allocation was promoted through the Local Plan process over a number of years and was ultimately identified for the delivery of approximately 43 dwellings. The allocation was informed by technical evidence and an Urban Design Strategy prepared by Bidwells, which demonstrated the Site's suitability and deliverability for residential development.

Since the allocation was adopted for 43 dwellings, updated technical assessments have identified additional arboricultural considerations, which refine the gross developable area. The capacity of the Site will therefore be subject to further scoping, and interested parties should undertake their own due diligence and take independent advice on the number of dwellings that could be accommodated.

Bidwells Planning would be happy to discuss with any interested parties in more detail.

Bidwells Planning Contact

Steven Butler
Partner, Planning
steven.butler@bidwells.co.uk
07769 687142



Policy R09 - Allocation

Additional Information

Information Pack

The information pack can be accessed upon request.

Interested parties will be deemed to have submitted proposals with full knowledge of all documents contained within the information pack.

Agreement

The Landowner is seeking offers on an unconditional basis for the freehold of the Site. Conditional offers will also be considered.

All proposals are to be in writing in accordance with the Bidding Guidelines Proforma contained within the Information Pack. Email offers will be accepted. The Landowner reserves the right to reject any or all offers received.

Proposals should be clearly marked '**Land to the West of Warley Hill, Warley - for the attention of Sophie Wallis**'

Offers are to be submitted in writing by **12 noon, on Friday 13th November** to:

sophie.wallis@bidwells.co.uk

Viewings

Viewing is strictly by appointment. Please contact Sophie Wallis on 07929 370606, if you would like to register your interest to arrange a viewing.

Parties should take due care for their own personal safety when inspecting the Site.

Wayleaves, Easements, Covenants and Rights of Way

The agreement entered into with the selected development partner will contain the provision that the Site will be dealt with subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed.

Confidentiality

The marketing of the Site remains strictly private and confidential.

VAT

We understand that under the current arrangements VAT will not be chargeable on the purchase. However, in the event that VAT does become payable, it will be charged at the prevailing rate.





BIDWELLS



*Get in touch with
our experts*

Sophie Wallis
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