



Keith
Ashton

Land & New Homes

Development Opportunity

2-8 Warecot Road, Brentwood, CM15 9HD

The Vision



Site Introduction

Any questions please contact
the team **01277 260858**

Well located along
Ongar Road,
Brentwood is this
exceptional
development
opportunity for
9 x three & two
bedroom
apartments.

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Site Summary

Excellent Development Opportunity

Planning Approved

Prime Location In Brentwood

Close to Brentwood Mainline Train Station

4 x three-bedroom duplex apartments with private gardens

1 x three-bedroom duplex with covered roof terrace

2 x three-bedroom apartments

2 x two-bedroom apartments

Allocated Parking & Visitor Spaces

Landscaped Gardens & Communal Areas

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Site Overview

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With planning permission already APPROVED, we are delighted to bring to market this fantastic development opportunity to purchase a fabulous site which is situated in a prime location, conveniently close to Brentwood's High Street and Mainline Train Station, offering excellent links to London Liverpool Street and benefitting from the Elizabeth line.

The surrounding area enjoys some wonderfully, stunning outdoor space and countryside walks, including Weald Country Park and Merrymead Country Park both being within 2 miles of the site, meaning that residents will be able to enjoy a home with both convenience and semi-rural living in mind.

Plans have been passed for the demolition of the existing site and for the construction of a beautifully designed, three/four storey building, consisting of 7 x three-bedroom apartments, 2 x two-bedroom apartments, with allocated parking, own landscaped gardens and/or landscaped communal gardens. Plans can be viewed online at Brentwood Council planning website – planning applicant no. 23/00013/FUL and we urge interested parties to register their interest as soon as possible.

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Comment from agent

This truly is a one of a kind 1st for Brentwood! Offering a revolutionary eco friendly design throughout, both internally and externally, buyers can maintain a carbon neutral lifestyle whilst living within easy reach of the buzz of London or the quiet of the local countryside!



Robert Cockett
Group Sales Director

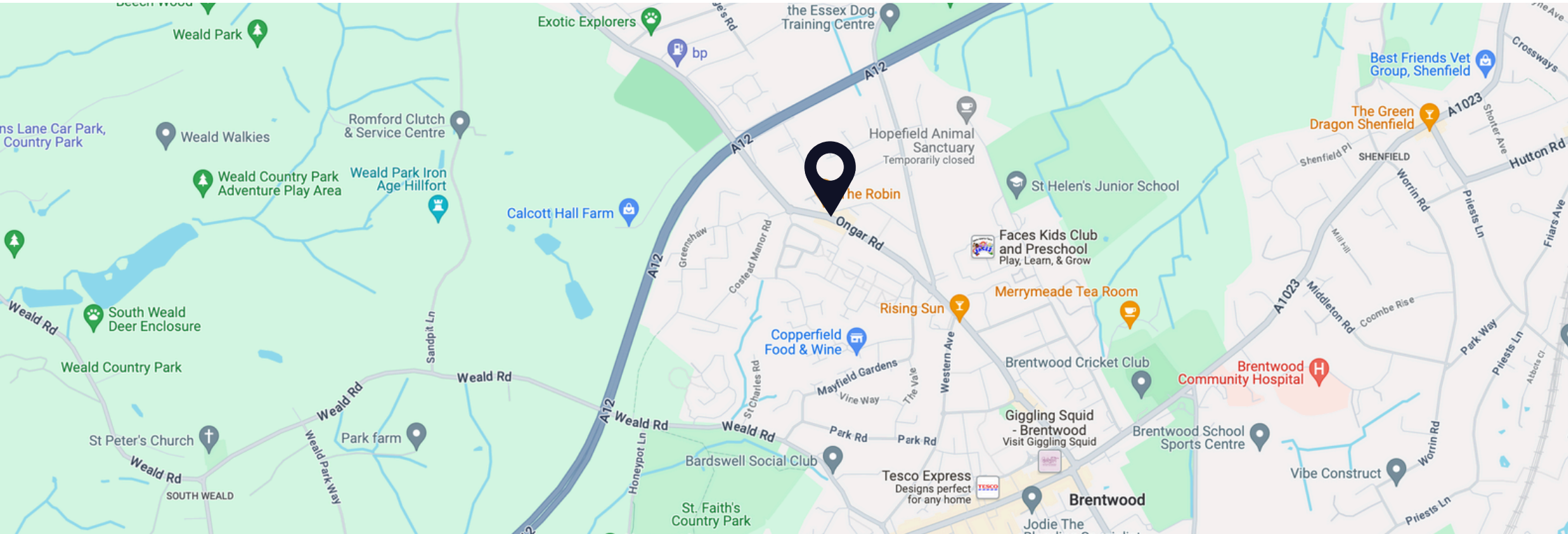
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Site Location

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Pricing Report

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| Plot No. | Apartment Type | Bedrooms | SQ FT (ft2) | Parking | Garage | Price | £psf |
|----------|--|----------|-------------|---------|--------|----------|------|
| 1 | 3 Bed 4 Person Ground Floor Duplex Apartment | 3 | 1236.25 | Yes | No | £600,000 | £485 |
| 2 | 3 Bed 4 Person Ground Floor Duplex Apartment | 3 | 1075 | Yes | No | £575,000 | £534 |
| 3 | 2 Bed 3 Person Ground Floor Apartment | 2 | 967.5 | Yes | No | £500,000 | £516 |
| 4 | 3 Bed 4 Person Ground Floor Duplex Apartment | 3 | 1343.75 | Yes | No | £625,000 | £465 |
| 5 | 3 Bed 4 Person Ground Floor Duplex Apartment | 3 | 1236.25 | Yes | No | £600,000 | £485 |
| 6 | 2 Bed 3 Person First Floor Apartment | 2 | 967.5 | Yes | No | £500,000 | £516 |
| 7 | 3 Bed 4 Person Second Floor Apartment | 3 | 1182.5 | Yes | No | £550,000 | £465 |
| 8 | 3 Bed 4 Person Second Floor Duplex Apartment | 3 | 1537.5 | Yes | No | £650,000 | £422 |
| 9 | 3 Bed 4 Person Second Floor Apartment | 3 | 1397.5 | Yes | No | £625,000 | £447 |

GDV £5,225,000

Comment: The prices quoted in this schedule are our opinion of net achievable prices in today's market. These figures are given in good faith and for your companies exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning & building regulations will be sought and adhered to.

Proposed Elevations

Any questions please contact
the team **01277 260858**



CORNER ELEVATION (SOUTHWEST FACING)

ROBIN HOOD ROAD ELEVATION (SOUTH FACING)



REAR ELEVATION (EAST FACING)

REAR ELEVATION (NORTH FACING)



FLANK ELEVATION (EAST FACING)

WARESCOT ROAD ELEVATION (WEST FACING)

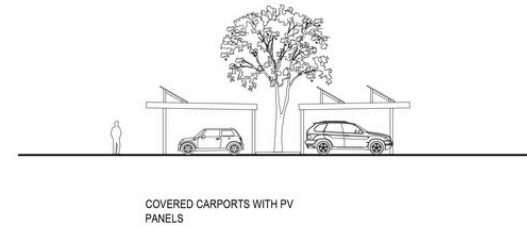
Ground Floor Plans

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Roof Plan

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Parking Layout

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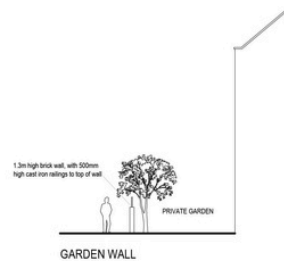


Proposed Landscaping

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ROBIN HOOD ROAD ELEVATION (SOUTH FACING)



GARDEN WALL



WARESCOT ROAD ELEVATION (WEST FACING)



Get In Touch To Discuss

Any questions please contact
the team **01277 260858**



Robert Cockett
Group Sales Director



James Millar
Associate Director



Bryan Tyler
Sales Manager

Specialising In Land & New Homes Across Essex

**Keith
Ashton**
Land & New Homes

Having dealt with the sale and acquisition of land and new homes for many years, our dedicated Land and New Homes Department has developed and expanded, overseen by the Directors and our dedicated Land and New Homes Specialist, Robert Cockett; the department is ideally placed to provide expert advice and support. Providing support and advice throughout developments, Keith Ashton are the estate agents who can make a development a success.