



Keith
Ashton

Land & New Homes

Off Market Opportunity

3-5 Keepers Cottages,
South Weald, CM14 5QS

Site Introduction

Well located within **South Weald Country Park** is this exceptional development opportunity for 1 detached & 2 semi-detached family homes.

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The Vision



Site Summary

1.1 acre site with permitted development

All on one title

2 x semi-detached.

1 x detached.

Originally the Park Keepers Cottages.

Set within 520 Acre Weald Country Park

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Any questions please contact
the team **01277 375757**

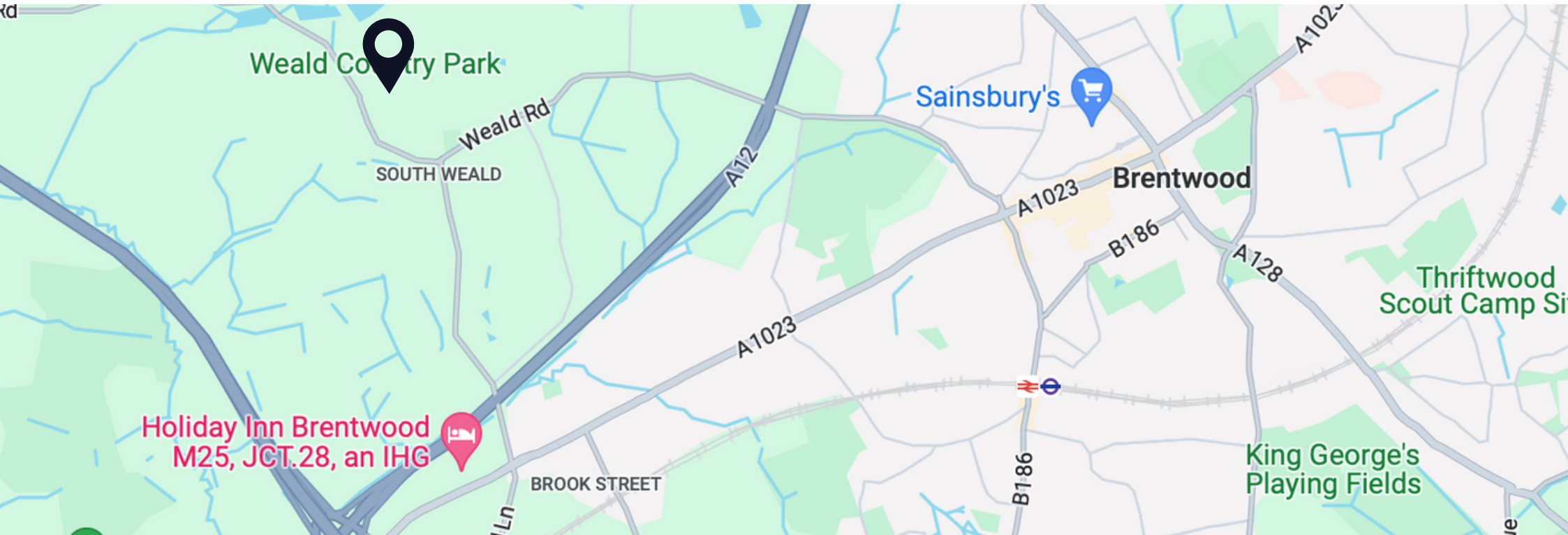




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Site Location



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Pricing Report

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Plot No.	Property	Type	Beds	Plot Size SqM	Plot Size SqFt	Value	£psf
1	Conversion	3 bed, 2 bath semi-detached	3	96.4	1037.6	800,000	771
2	Conversion	3 bed, 2 bath semi-detached	4	94.1	1012.9	750,000	740
3	Conversion	4 bed detached	4	120.1	1292.7	1,000,000	774

GDV £2,550,000

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Pricing Schedule
Compiled By:



James Millar
Associate Director

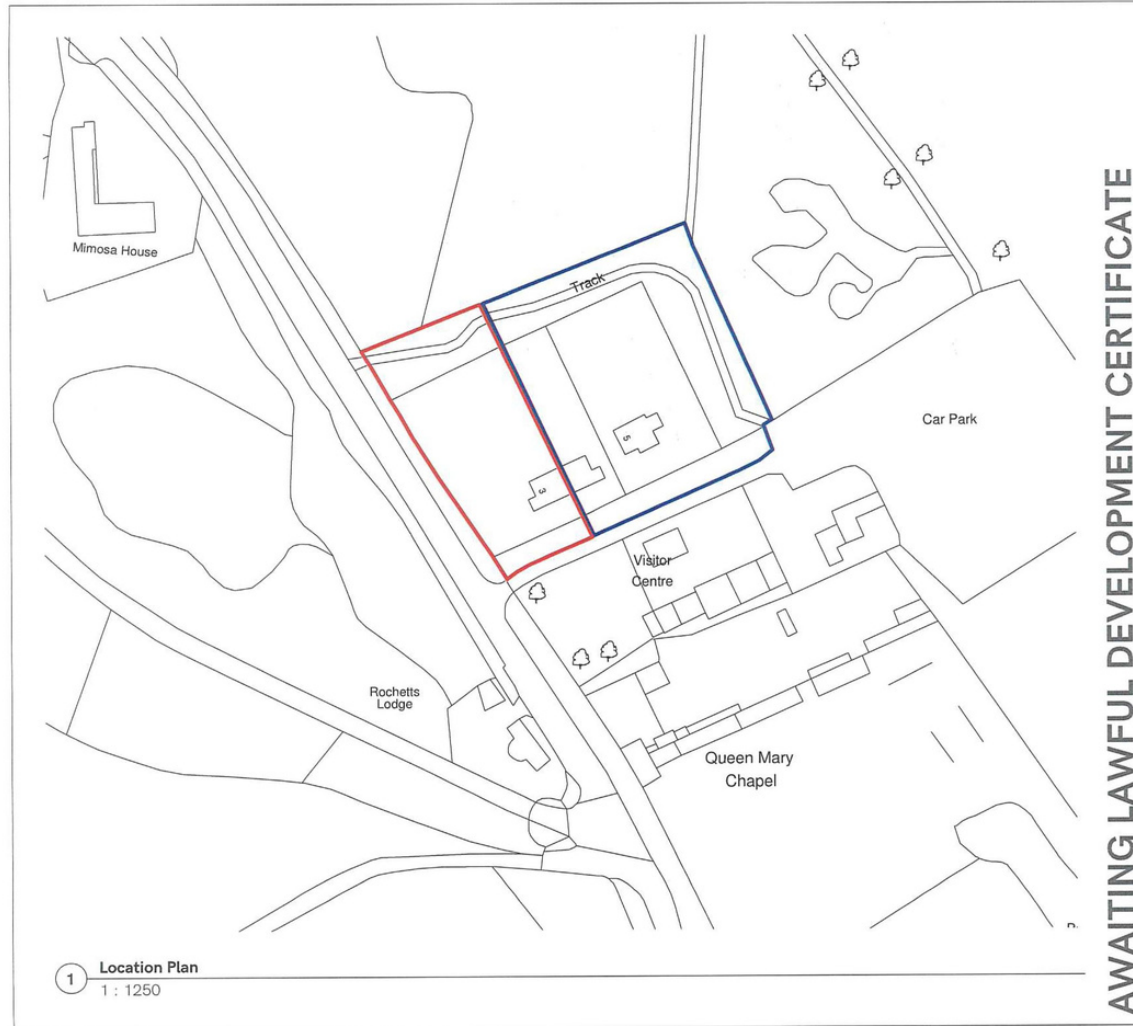


Chris Thompson
Sales Manager

Proposed Site Plan

Any questions please contact
the team 01277 375757

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General Notes

Please only scale from this drawing using the scale bar where provided, however drawings should not be scaled to obtain critical setting out dimensions. If no scale is provided, refer to stated dimensions only.

Contractors are to check dimensions of all issued drawings and to notify the Architect immediately of any discrepancy.



Scale 1:1250

Rev	By/Chk	Date	Description

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QC/VS
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BGA Architects is the trading name of Bernard Gooding Associates LLP

Client:

Project Description:
3 Keepers Cottages, Weald Road
Brentwood CM14 5QS

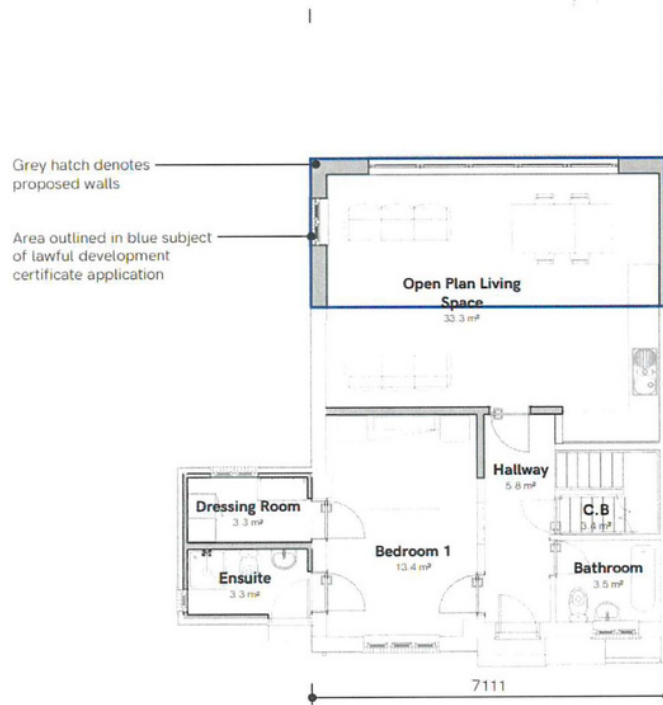
Drawing Title:
Location Plan

Project No.: 21-108D	Dwg No.: 0-001
Date: 12/02/21	Drawn By: PH
Scale: 1 : 1250	Chk By: PH
@ A4	Revision:

AWAITING LAWFUL DEVELOPMENT CERTIFICATE

Plot 1 Drawings (3 Keepers Cottage)

Any questions please contact
the team **01277 375757**



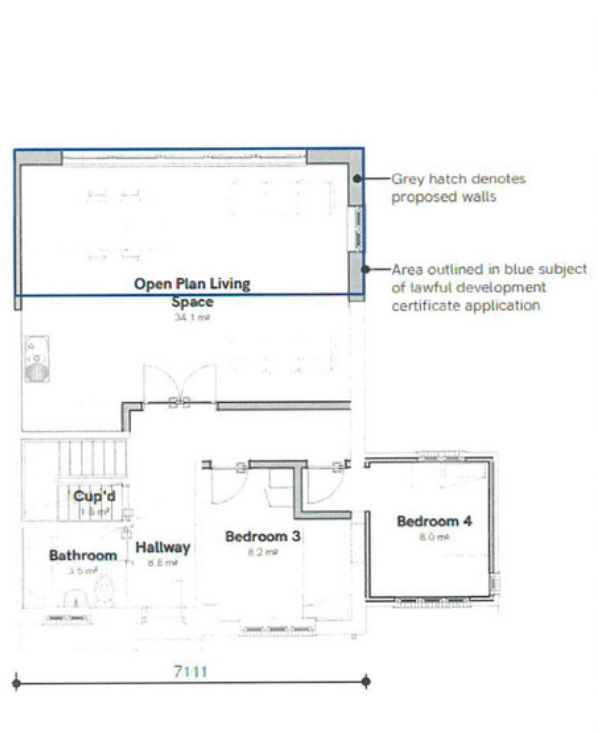
5 Ground Floor - Proposed
1 : 100



6 First Floor - Proposed
1 : 100

Plot 2 Drawings (4 Keepers Cottage)

Any questions please contact
the team **01277 375757**



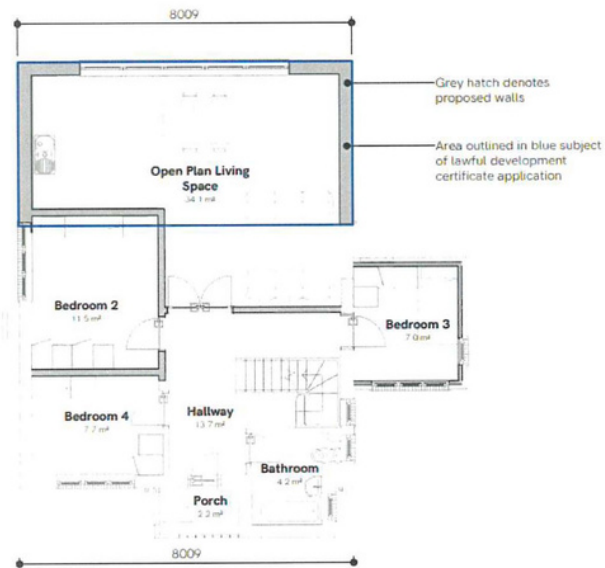
5 Ground Floor - Proposed
1 : 100



6 First Floor - Proposed
1 : 100

Plot 3 Drawings (5 Keepers Cottage)

Any questions please contact
the team **01277 375757**



Site Photos

Any questions please contact
the team **01277 375757**



Explore Weald's History

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Weald originated as a medieval deer park during the 12th century and is likely to have been associated with a manorial centre near St Peter's Church. It was the site of a great Tudor mansion from the 16th century and in the early 18th century plans were drawn up by the French landscape designer Bouginion, to improve the hall that was now on the site and its estate. The 1738 plan for the park was formal and geometric but was only partly executed.

From 1750 the estate was held by the Tower family until the Second World War and during the family's ownership, the final character of the park was established. The house and park were under military occupation between 1943 to 1945 and suffered considerable damage. The hall was then demolished in 1951 following a fire.

In 1953 the park was purchased by Essex County Council to save it as open space for the public, and a programme of replanting the woods lost in the war began. In 1988 the Coxtie Green landfill site was added to the park. The park is a Grade 2 listed historic landscape.

**Keith
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James Millar

Comment from agent

Absolutely stunning location being with the site being located inside Weald Country Park, this really is a once in a lifetime opportunity to acquire this outstandingly located site



Explore Weald's History

In 1950, Weald Hall became one of the county's country house casualties of the post-war period. Having been used by the military during World War II and badly damaged by fire, the house was pulled down. Soon afterwards the estate was purchased by Essex County Council and is today Weald Country Park.

Portions of the house dated back to the 16th century, although it had been substantially added to and remodelled over time. From the 11th century until 1540, the manor of South Weald was in the possession of Waltham Abbey. When the abbey was dissolved under Henry VIII, the manor was sold to Sir Brian Tuke. The Tuke family only owned the estate for eight years and in 1548 it was sold to Sir Antony Browne, who is the most likely candidate to have built the core of the 16th century property, about 100 metres northwest of the church.

Browne was a regular at the court of Henry VIII and founder of Brentwood School. He assisted Thomas Cromwell in engineering the downfall of Anne Boleyn and during the reign of Mary Tudor assisted with the persecution of Protestants. He had a busy personal life too; with his wife Alice he had seven sons and three daughters, as well as two illegitimate children and two children, who died in infancy, with his second wife, whom he married when he was about 42 and she was 15.

The estate remained in the Browne family for more than 100 years, but was sold in 1668 to Sir William Scroggs. Scroggs fought for the Royalists during the Civil War, and went on to have a long legal career, including as a lord chief justice. According to his entry in the Oxford Dictionary of National Biography, he had 'a reputation for debauchery, loose living and love of drink'.

Less than 20 years later, in 1685, the property was sold again, this time to a merchant, Erasmus Smith. The Smiths made substantial improvements to the house and grounds, and a map commissioned in 1738 shows a plan of the house surrounded by formal walled gardens and an extensive landscaped park.

Explore Weald's History

The property next changed hands in 1752 when it was purchased by Thomas Tower. His son Christopher purchased more land to extend the park and softened the formal lines of the garden to keep up with 18th century fashions. He also commissioned Robert Adam to make changes to the hall's interiors.

The estate passed through several generations of the Tower family, the last of whom to own it was Christopher John Hume Tower. Census records provide an interesting snapshot of his life at Weald Hall; in 1901 the family were attended by 15 live-in servants.

CJH Tower was to experience much tragedy in his life. His first wife died in childbirth and their daughter died a month later. He remarried and had two sons, Christopher Cecil and Hugh Christopher, who were both killed during World War I. Christopher was killed in action near Loos in France on October 2, 1915, and Hugh was killed while serving with the Royal Flying Corps in 1916.

Today little trace of the house remains, but visitors can spy remnants of garden buildings and the shape of the 18th century informal landscaping and meet the park's resident herd of fallow deer.



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Any questions please contact
the team **01277 375757**



Robert Cockett
Group Sales Director



James Millar
Associate Director



Chris Thompson
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, James Millar; 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.