



Development site for Employment Purposes – For Sale

Land on the North West side of Chelmsford Road, Shenfield, Essex CM15 8SD



BNP PARIBAS
REAL ESTATE

Land at Chelmsford Road, Shenfield

A highly prominent greenfield development site of up to 2ha with an allocation for Employment Purposes

Location

- Located to the east of Brentwood and Shenfield at Junction 12 of the A12.
- Easy road access to Chelmsford (12 min) Brentwood (6 mins) and Billericay (9 mins).
- Extensive frontage and direct access to Chelmsford Road.
- In 2021, the A12 Annual Average Daily Flow was manually counted at 65,000 vehicles.
- The site forms part of Policy R03 that was recently adopted by Brentwood District Council into their Local Plan and includes an allocation for 825 residential units.

Catchment

According to the latest Experian data, within a 10 minute drive time of the site there are:

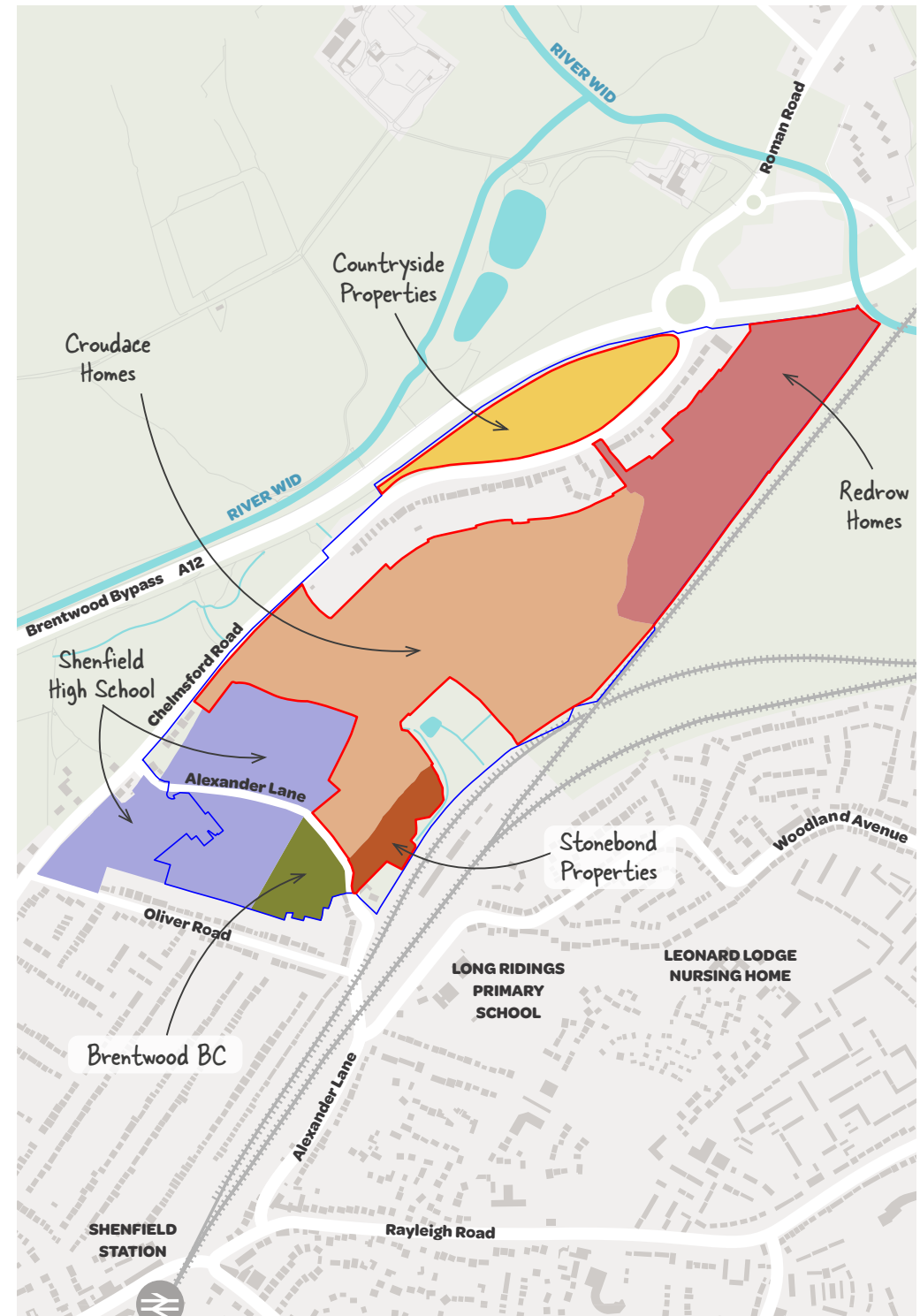
- 79,000 residence
- 33,500 households

Tenure

The site is offered freehold with vacant possession on completion. Full title information will be provided in the dataroom.

VAT

Bidders should assume that VAT is payable on the acquisition costs.



Planning

The Site has been allocated within the recently adopted Brentwood District Council 2016-2033 Local Plan.

The Site forms part of Policy R03: Land to the North of Shenfield. Known as Officer's Meadow and surrounding land, Policy R03 allocates land for residential-led mixed use development as summarised below:-

- Around 825 new homes
- Primary school and childcare nursery
- 60 bed residential care home

The subject site has been identified as being suitable for up to 2 hectares of Employment purposes which may include;- Industrial, Office, Research and Development (within class E) or other sui generis employment uses which are compatible with the neighbouring residential development.

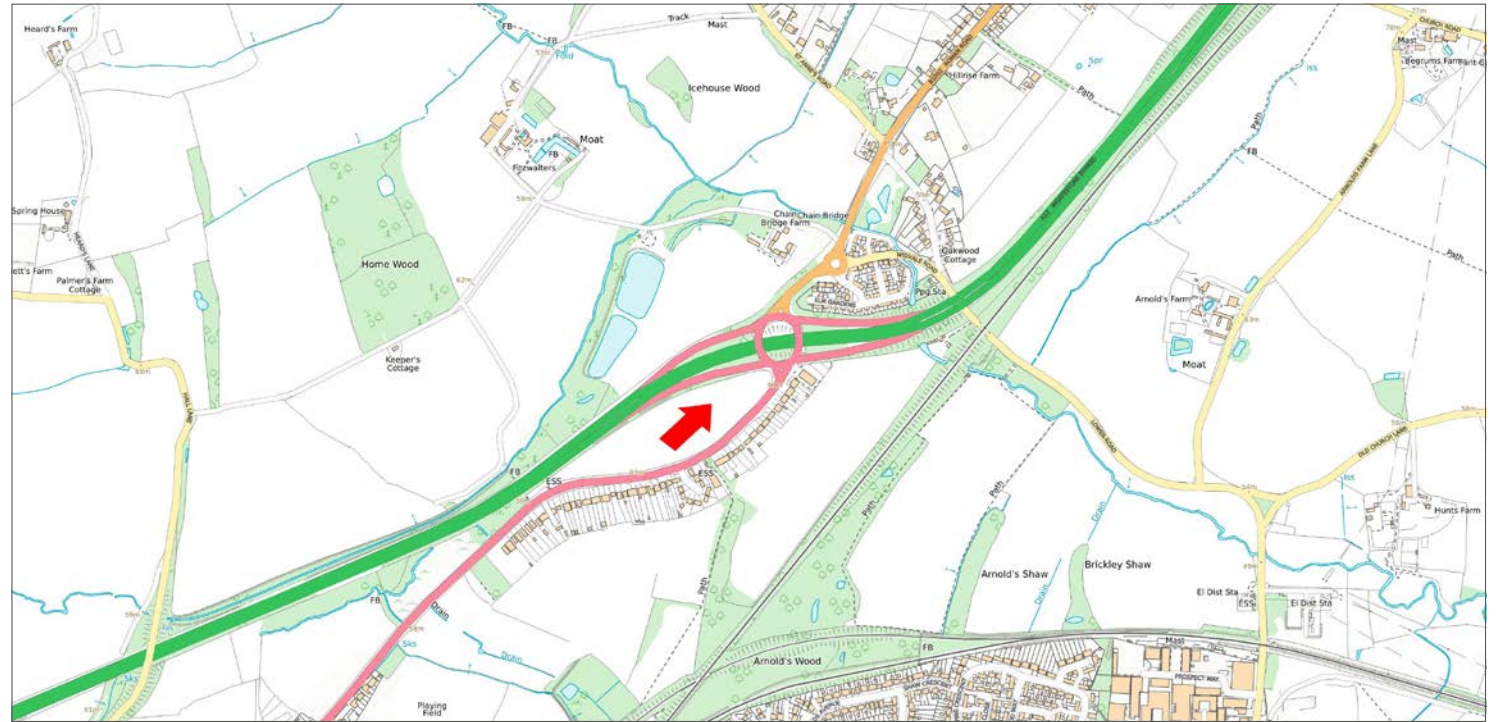
Policy R03 sets out a number of development principles that should be given due regard;-

- Be of a design quality and layout that reflects its key gateway location. This is emphasised in the policy for the subject site.
- Provide for appropriate landscaping and buffers along sensitive boundaries adjoining the A12.
- Be designed to ensure a coherent functional relationship with existing development.
- Be accompanied by a comprehensive masterplan covering all of R03 (this has recently been submitted by the Vendor in partnership with the wider consortium. A copy of the masterplan is available in the dataroom).

The full policy document is available in the dataroom. Residential development on the land adjoining the subject site is schedule to start in February 2024.

Services

The site is offered as seen and prospective buyers are advised to make their own enquiries with the relevant service providers. A report from TriConnex is available on the dataroom.



Method of Sale

Conditional or Unconditional offers are invited for the freehold interest of the site by way of informal tender. Offers made subject to planning permission should demonstrate that the development proposals conform to Policies set out in R03.

Offers will be considered on the whole or part of the site.

Further details of the bidding procedure will be set out in due course.

Additional Information

Please request access to the dataroom that contains further relevant information.

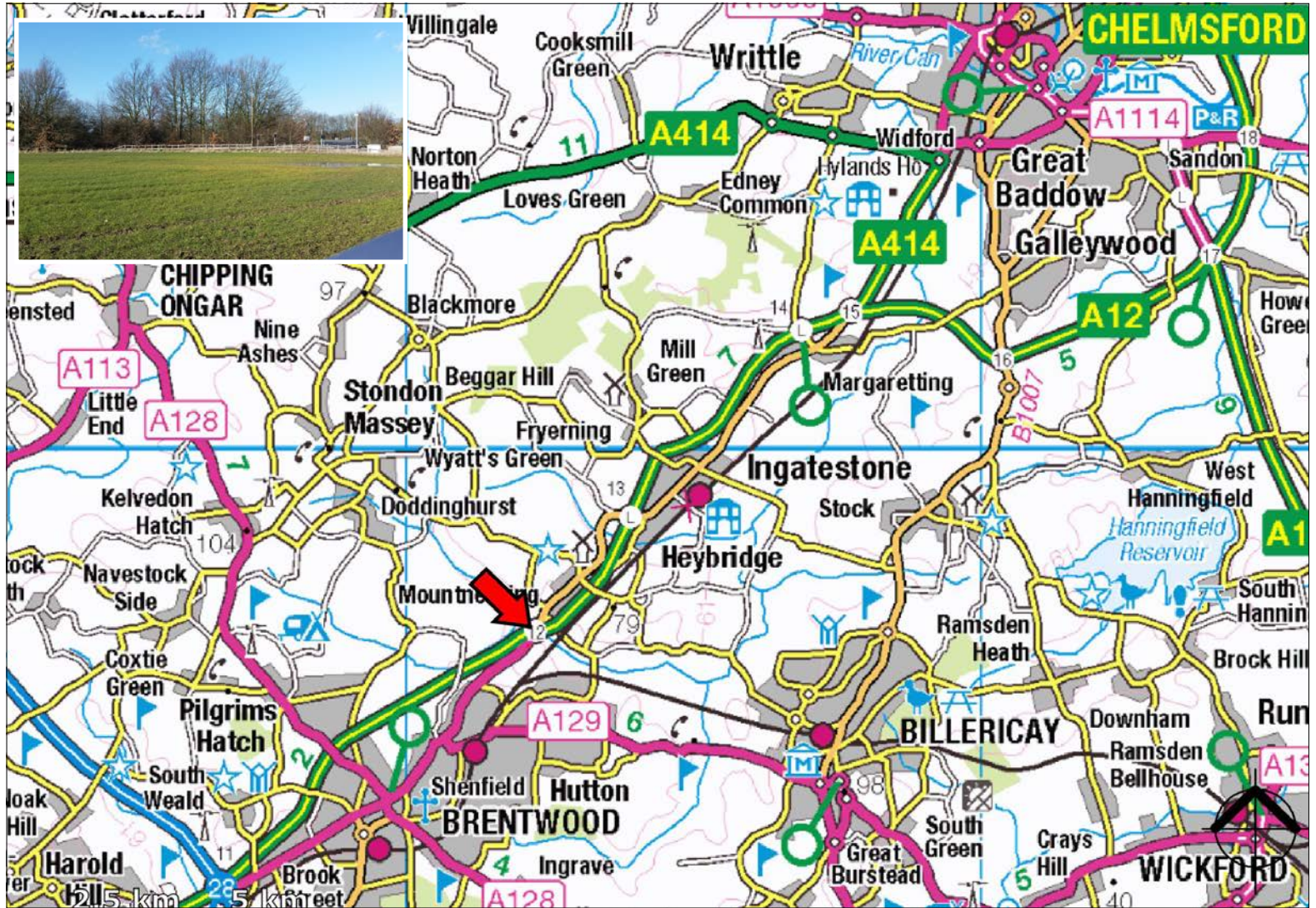
Viewings

The site can be viewed from various points along the site boundary. Full site inspections can be arranged in advanced.

Contacts

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