

*80-92 Kings Road,*  
Brentwood, Essex, CM14 4DU

A proud member of:



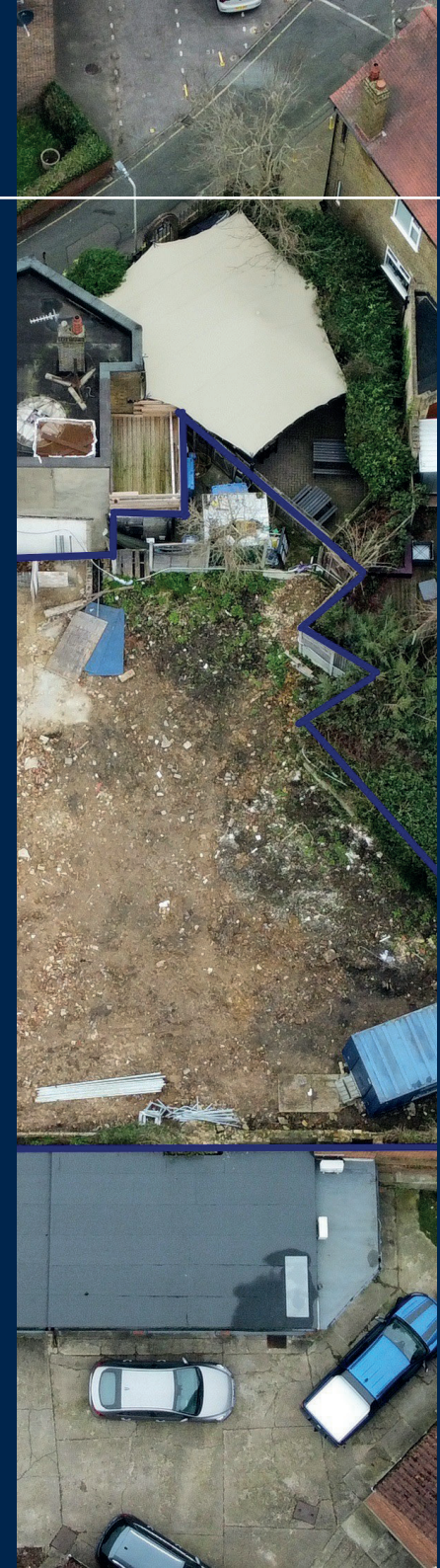
LAND & NEW HOMES  
NETWORK

## *Introduction*

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# *A rare freehold development opportunity for sale just meters from Brentwood Highstreet.*

A freehold 0.11-acre site that benefits from detailed planning consent to construct a thoughtfully considered, eight-unit residential scheme alongside three commercial units on the ground floor. The site is centrally located within Brentwood, just 0.2 miles from Brentwood Station.



# *Executive Summary*

A freehold 0.11-acre site that benefits from detailed planning consent to construct a thoughtfully considered, eight-unit residential scheme alongside three commercial units on the ground floor.

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The proposed residential scheme provides a GIA of 6,049 sq. ft. / 562 sq. m.

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The site is located within a short walk of Brentwood High Street and is just 0.2 miles from Brentwood station.

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The site is located within a residential area and is within walking distance of a variety of shops, restaurants & pubs.

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The proposed scheme consists of eight x private luxury apartments alongside three x commercial premises on the ground floor.

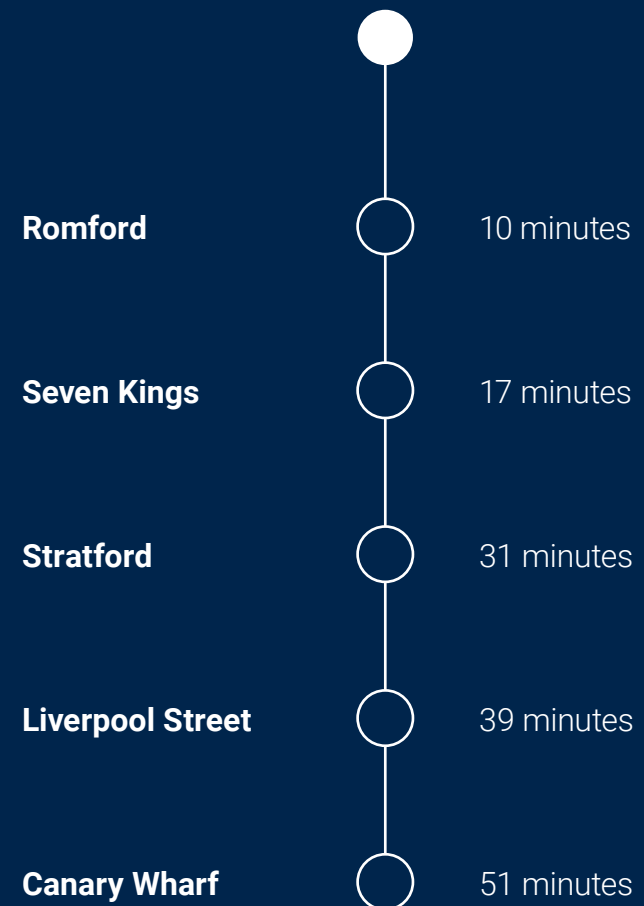
## *Location*

*Situated on Kings Road, the site is within walking distance of an abundance of restaurants, shops, pubs & transport links*

The site is located just minute's walk from Brentwood High Street, an exclusive town within Essex, 19.5 miles to the northeast of Liverpool Street station. It has excellent transport links with Brentwood Station being 0.2 miles from the site giving direct access to Liverpool Street within 35 minutes. The M11 & M25 motorways are within easy reach and there are several excellent schools, greenspace, shops, supermarkets & shopping centres within the immediate vicinity.

## *Connectivity*

### *Brentwood Station*





NO  
PARKING

## *Status*

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# *Planning*

The proposal is for the redevelopment of the site to provide eight residential and three commercial units.

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The development will involve the erection of three commercial units on the ground floor and eight residential units across three stories.

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The new homes are proposed to meet or exceed Nationally Described Space Standards and all new homes are proposed to meet building regulations Part M4(2) standards and the London Plan.

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The scheme has been granted for fully private residential units.



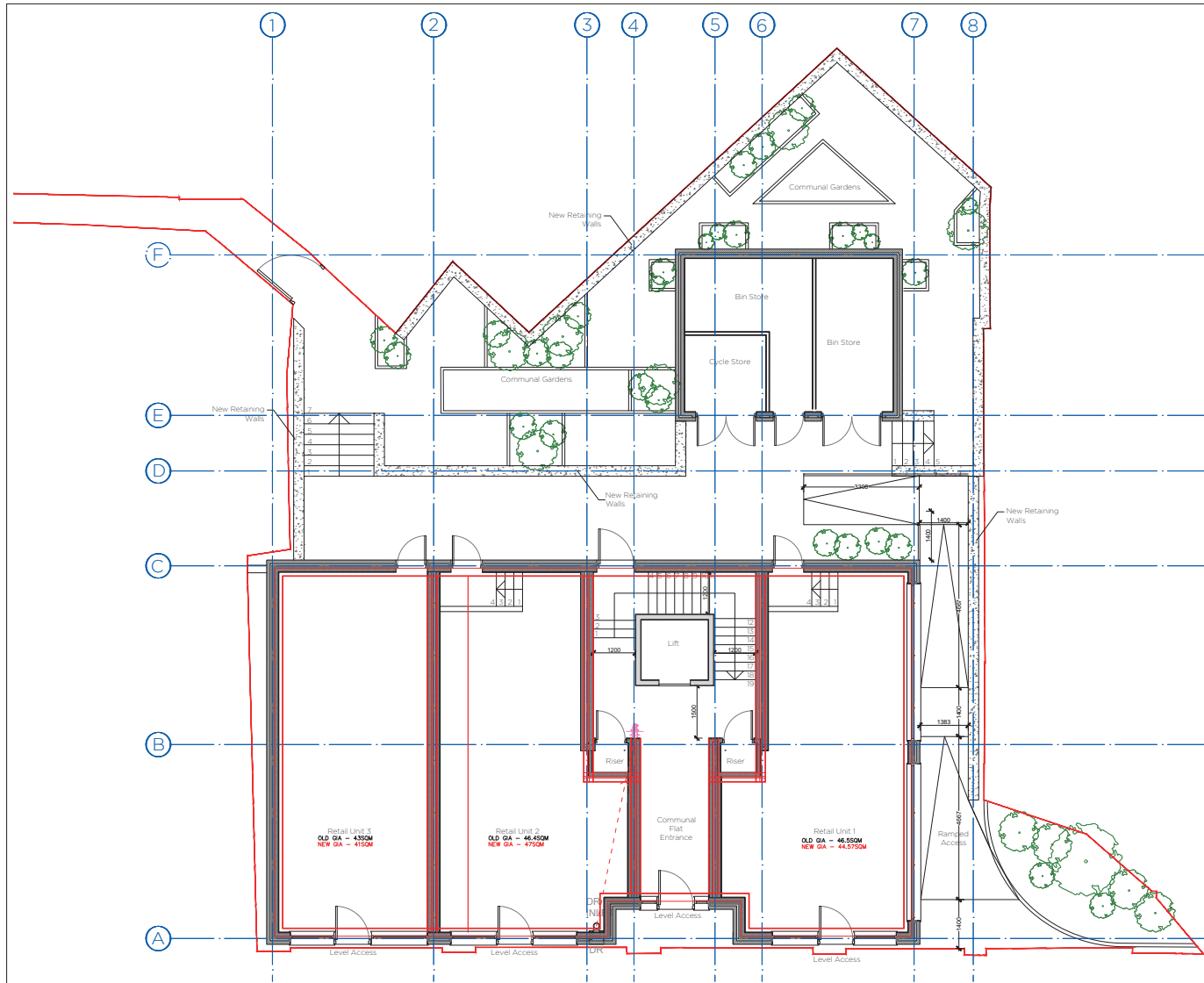
# Pricing Report

**Developer:** 80-92 Kings Road, Brentwood, Essex, CM14 4DU    **Date of report:** January 2024    **Priced by:** Neil Leahy & Ted Rayment

Plot No:	Type	Floor	Sq Mtr	Sq Ft	Value	£ PSF	Rental PCM	Rental PA	Yield
Retail 1	Commerical	Ground	46.5	501	£330,000	£476.84	/	/	/
Retail 2	Commerical	Ground	46.4	499	£330,000	£457.25	/	/	/
Retail 3	Commerical	Ground	43	463	£330,000	£475.22	/	/	/
1	2B 3P	First	70	753	£450,000	£597.23	£1,700	£20,400	4.5%
2	2B 3P	First	72	775	£440,000	£567.74	£1,700	£20,400	4.6%
3	2B 3P	First	66	710	£435,000	£612.32	£1,700	£20,400	4.7%
4	2B 3P	Second	70	753	£455,000	£603.87	£1,700	£20,400	4.5%
5	2B 3P	Second	72	775	£445,000	£574.19	£1,700	£20,400	4.6%
6	2B 3P	Second	66	710	£435,000	£612.32	£1,700	£20,400	4.7%
7	2B 3P	Third	80	861	£465,000	£540.00	£1,800	£21,600	4.6%
8	1B 2P	Third	60	646	£395,000	£611.61	£1,500	£18,000	4.6%
<b>TOTALS</b>			<b>691.9</b>	<b>7,448</b>	<b>£4,510,000</b>	<b>£589.91</b>	<b>£1,688</b>	<b>£20,250</b>	<b>4.6%</b>

**Comments:** The prices quoted in this schedule are our opinion of net achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature and that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your company's 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 and building regulations will be sought and adhered to.

# Proposed ground floor plan - Rev A



**NOTES**

- ALL DIMENSIONS IN UNLIT/TEXT SHALL BE LEVELLED TO THE FINISHED FLOOR LEVEL UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO BE CHECKED ON SITE AND ADJUSTED ON SITE WITH APPROPRIATE BUILDING CONSTRUCTION PRACTICES.
- DO NOT SCALE FROM THIS DRAWING. ONLY DIMENSIONS SHOWN SHALL BE USED.
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A	14.04.2023	Sketch issue to client	
-	05.04.2023	Final issue to client	CP
REV.	DATE	DESCRIPTION	BY

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 Helen, Helen Rose  
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 office@architectours.co.uk  
 www.architectours.co.uk

**CLIENT**  
 Bryco Investments Ltd

**PROJECT**  
 80-92 Kings Road  
 Brentwood, Essex,  
 CM14 4DU

**DRAWING TITLE**  
 Proposed Ground Floor Plan

**SCALE** @ A1  
 1:50

DRAWN	CHKD	STATUS
JV	CP	SS

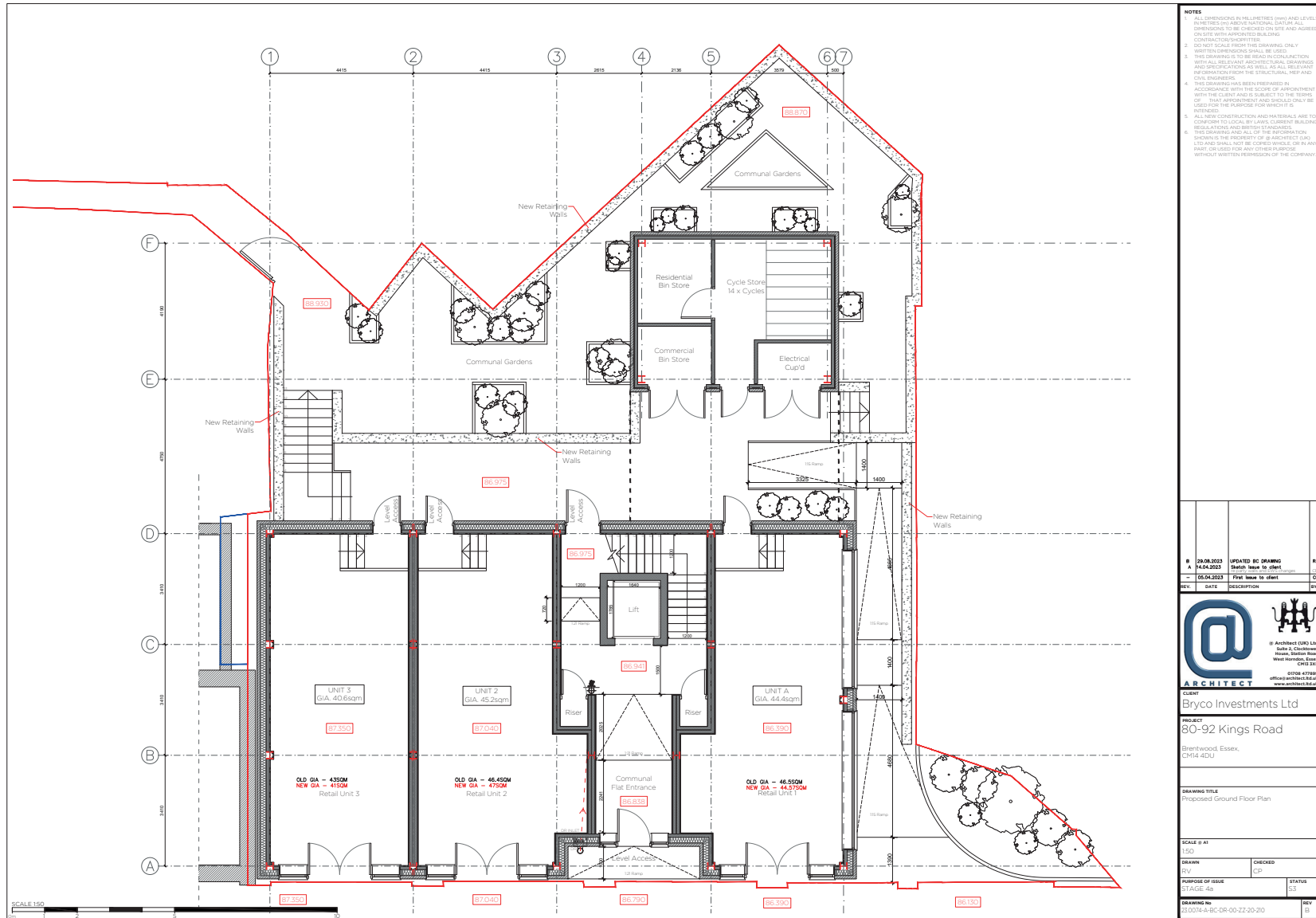
**PURPOSE OF ISSUE**  
 STAGE 4a

**DRAWING NO.**  
 010024-BC-00-00-ZZ-01-20-20

**REV**  
 A



# Proposed ground floor plan - Rev B



**NOTES**

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. DIMENSIONS IN METRES ONLY ABOVE NATIONAL DATUM. ALL DIMENSIONS TO BE CHECKED ON SITE AND ADJUSTED ON SITE WITH APPOINTED BUILDER.
2. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS SHALL BE USED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL PREVIOUS ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AS WELL AS ALL RELEVANT INFORMATION FROM THE STRUCTURAL, MEP AND CIVIL ENGINEERS.
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#	18.08.2023	UPDATED BC DRAWING	R2
#	14.04.2023	Sketch issue to client	CP
#	05.04.2023	First issue to client	CP
REV	DATE	DESCRIPTION	BY

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CLIENT  
 Bryco Investments Ltd

PROJECT  
 80-92 Kings Road  
 Brentwood, Essex,  
 CM14 4DU

DRAWING TITLE  
 Proposed Ground Floor Plan

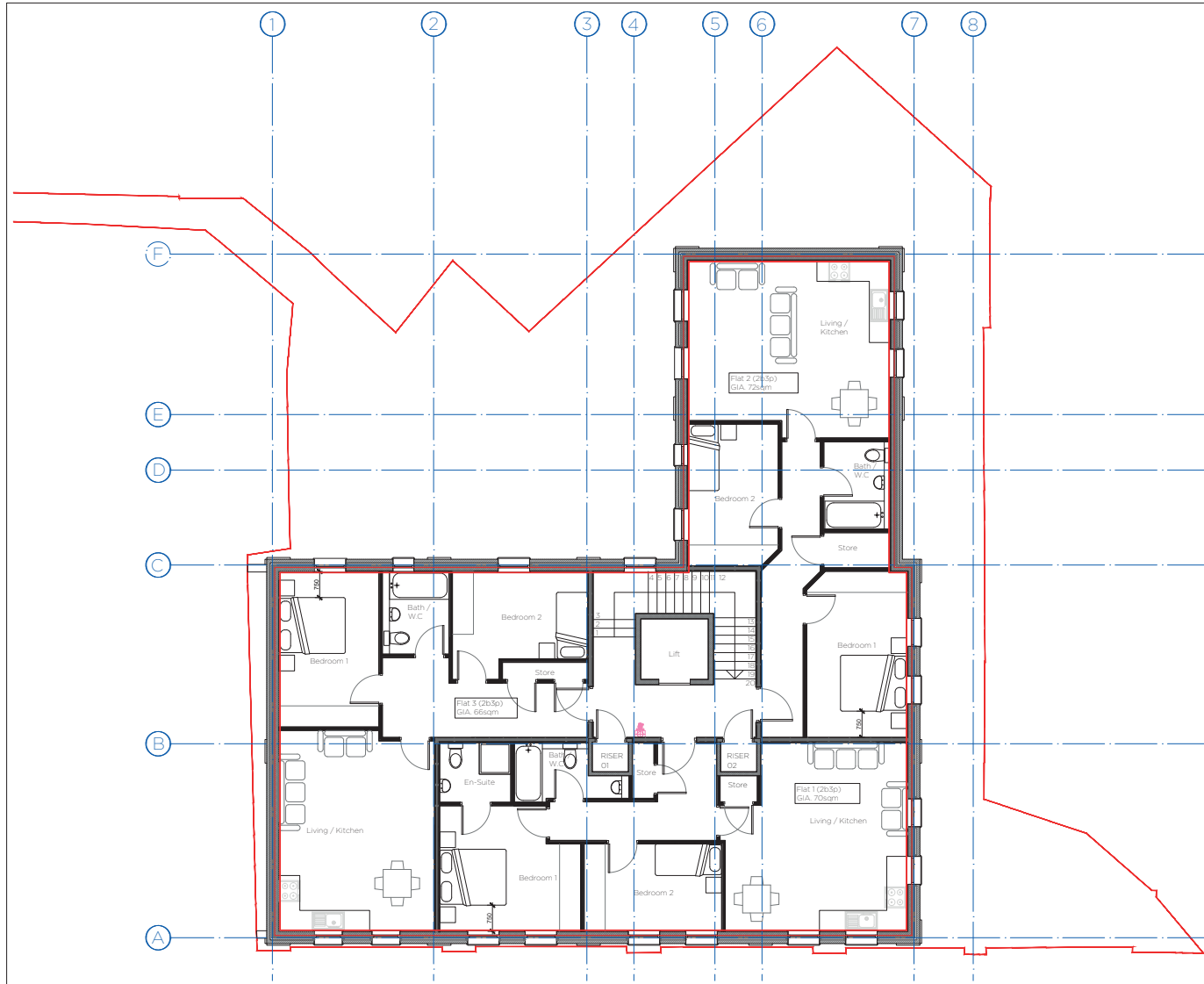
SCALE @ A1  
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DRAWN RV	CHECKED CP	STATUS REV 01
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PURPOSE OF ISSUE  
 FOR PERMIT

DRAWING NO.  
 220078-4-BC-DR-00-22-20-20

# Proposed first floor plan - Rev A



**NOTES**

- ALL DIMENSIONS IN UNLIT AREAS SHALL BE GIVEN IN METRES (BY ABOVE NATIONAL DATUM). ALL DIMENSIONS TO BE CHECKED ON SITE AND AGREED ON SITE WITH APPOINTED BUILDING CONTRACTOR'S SUPERVISOR.
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- THE DRAWING HAS BEEN PREPARED BY ACCORDANCE WITH THE SCOPE OF APPOINTMENT WITH THE CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT AND SHOULD ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS INTENDED.
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REV	DATE	DESCRIPTION	BY
A	14.04.2023	Sketch issue to client	CP
-	05.04.2023	First issue to client	CP

**@ ARCHITECT**

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**CLIENT**  
 Bryco Investments Ltd

**PROJECT**  
 80-92 Kings Road  
 Brentwood, Essex,  
 CM14 4DU

**DRAWING TITLE**  
 Proposed First Floor Plan

**SCALE** @ A1  
 1:50

<b>DRAWN</b>	CPV	<b>CHECKED</b>	CPV
<b>PURPOSE OF ISSUE</b>	STAGE 4a	<b>STATUS</b>	53
<b>DRAWING NO.</b>	010074-8C-00-00-ZZ-01-20-21	<b>REV</b>	A

# Proposed second floor plan



- NOTES**
1. ALL DIMENSIONS IN MILLIMETRES (mm) AND LEVELS IN METRES (M) ABOVE NATIONAL DATUM. ALL DIMENSIONS TO BE CHECKED ON SITE AND AGREED ON SITE WITH APPOINTED BUILDING CONTRACTOR.
  2. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS SHALL BE USED.
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REV.	DATE	DESCRIPTION	BY
-	20.04.2023	1st issue to client	CP

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 www.architect.co.uk

CLIENT  
 Bryco Investments Ltd  
 PROJECT  
 80-92 Kings Road  
 Brentwood, Essex, CM14 4DU

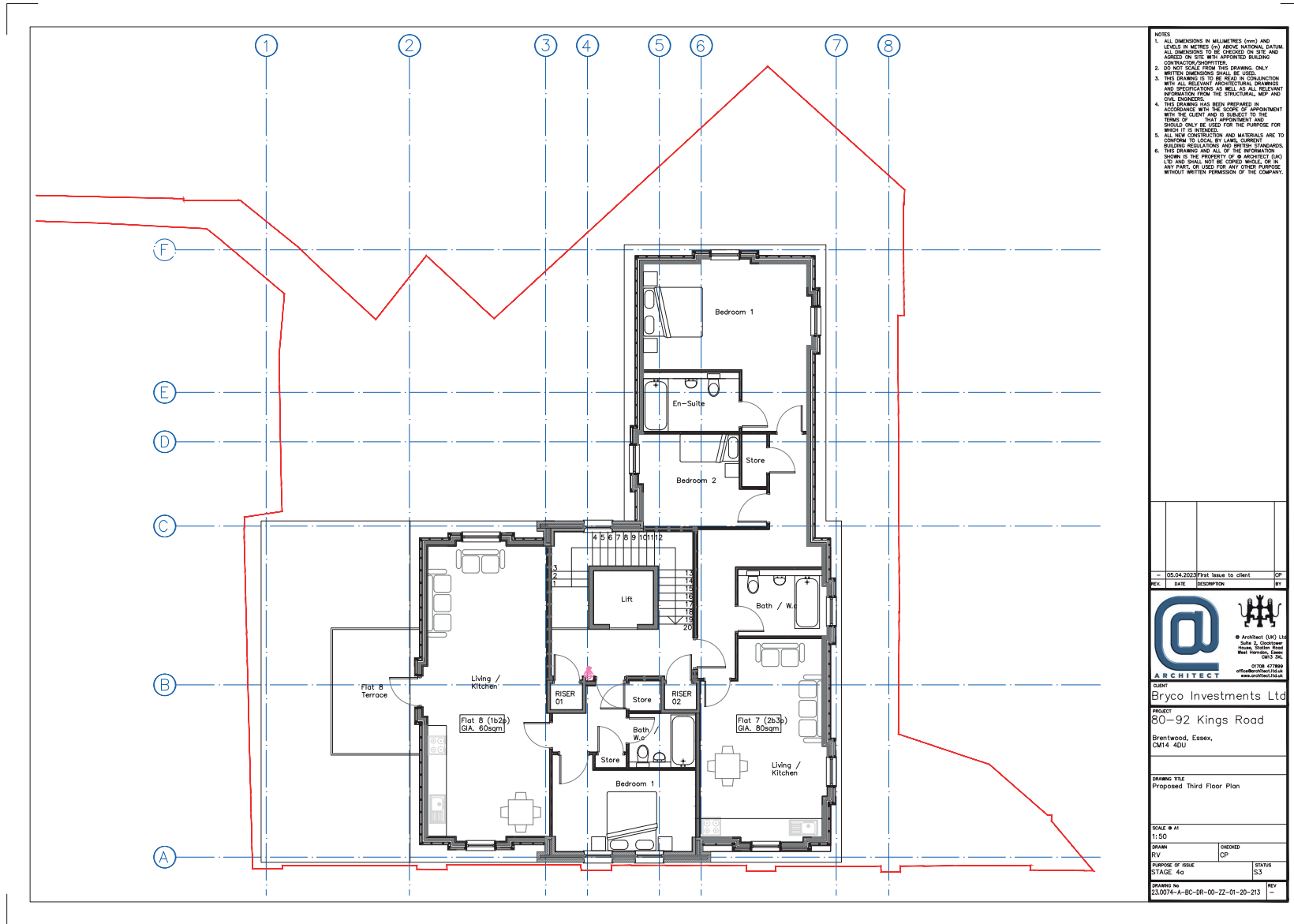
DRAWING TITLE  
 Proposed Second Floor Plan

SCALE @ A1  
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DRAWN	CHECKED
REV	CP
PURPOSE OF ISSUE	STATUS
STAGE 4a	S3

DRAWING NO.  
 23.0074-A-BC-DR-00-ZZ-01-20-212

# Proposed third floor plan



- NOTES**
1. ALL DIMENSIONS IN MILLIMETRES (mm) AND LEVELS IN METRES (m) ABOVE NATIONAL DATUM. ALL DIMENSIONS TO BE CHECKED ON SITE AND AGREED ON SITE WITH APPOINTED BUILDING CONTRACTOR.
  2. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS SHALL BE USED.
  3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AS WELL AS ALL RELEVANT INFORMATION FROM THE STRUCTURAL, MEP AND CIVIL DRAWINGS.
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REV.	DATE	DESCRIPTION	BY
-	05.04.2023	First issue to client	CP



CLIENT  
 Bryco Investments Ltd  
 PROJECT  
 80-92 Kings Road  
 Brentwood, Essex,  
 CM14 4DU

DRAWING TITLE  
 Proposed Third Floor Plan

SCALE @ A1  
 1:50

DRAWN	CHECKED
REV	CP
PURPOSE OF ISSUE	STATUS
STAGE 4a	S3

DRAWING NO.  
 23.0074-A-BC-DR-00-ZZ-01-20-215

# Proposed third floor plan



REAR ELEVATION (Facing East)

**ANDREW DAVISON  
ARCHITECTS**  
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Essex CM15 8NL  
Tel: 01277 221334 Fax: 01277 221358  
Email: info@andrewdavison.co.uk  
Website: www.andrewdavisonarchitects.co.uk

Project:  
**82-90 KINGS ROAD  
BRENTWOOD**

Drawing Title:  
**PROPOSED  
ELEVATIONS**

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165 Moor Lane, Upperhouse, Essex, RM14 1NE.

Scale	Drawn	Date
1:100@A3	DW	17/06/21

Job No.	Drawing No.	Revision
1465	PL11	



# Visuals of proposal - sheet 1



1. FRONT OF PROPOSAL FROM KING'S HOUSE CORNER



2. REAR OF PROPOSAL FROM REAR ACCESS PATH



3. FRONT OF PROPOSAL FROM PRIMROSE HILL CORNER

<p><b>ANDREW DAVISON ARCHITECTS</b></p> <p>150 Hutton Road, Sheffield, Essex CM15 5NL Tel: 01277 221334 Fax: 01277 221358 Email: info@andrewdavison.co.uk Website: www.andrewdavison.co.uk</p>		
<p>Project:</p> <p><b>82-90 KING'S ROAD BRENTWOOD</b></p>		
<p>Drawing Title:</p> <p><b>VISUALS OF PROPOSAL SHEET 1</b></p>		
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Scale:	Drawn:	Date:
	DR	17/06/21
Job No:	Drawing No:	Revision:
1465	PL16	

# Visuals of proposal - sheet 2



4. AERIAL VIEW OF FRONT CORNER OF PROPOSAL



5. AERIAL VIEW OF BREWERY TAP CORNER



6. VIEW DOWN KING'S ROAD FROM KING'S CHASE CORNER

<b>ANDREW DAVISON ARCHITECTS</b>		
<small>150 Hutton Road, Sheffield, Essex CM15 5NL Tel: 01277 221334 Fax: 01277 221358 Email: info@andrewdavisson.co.uk Website: www.andrewdavisson.co.uk</small>		
<small>Project:</small>		
<b>82-90 KING'S ROAD BRENTWOOD</b>		
<small>Drawing Title:</small>		
<b>VISUALS OF PROPOSAL SHEET 2</b>		
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<small>Date:</small>	<small>Drawn:</small>	<small>Date:</small>
1465	DR	17/06/21
<small>Job No:</small>	<small>Drawing No:</small>	<small>Revision:</small>
1465	PL17	

# Visuals of proposal - sheet 3



7. FRONT ELEVATION STREETSCENE



8. VIEW FROM ADJACENT FLATS



9. VIEW WALKING UP FROM STATION

<p><b>ANDREW DAVISON ARCHITECTS</b></p> <p>150 Hutton Road, Shenfield, Essex CM15 5NL Tel: 01277 221334 Fax: 01277 221358 Email: info@andrewdavison.co.uk Website: www.andrewdavison.co.uk</p>		
<p>Project:</p> <p><b>82-90 KING'S ROAD BRENTWOOD</b></p>		
<p>Drawing Title:</p> <p><b>VISUALS OF PROPOSAL SHEET 3</b></p>		
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Scale:	Drawn:	Date:
	DR	17/06/21
Job No:	Drawing No:	Revision:
1465	PL18	



*Next steps*

# Proposal

The freehold is for sale and offers are invited from £1,600,000 subject to contract.

## VAT

The property is not elected for VAT.

## Data Room

Please get in contact with the team to discuss access to the data room.

To learn more, please get in touch with a member of the team on:

**020 454 2999**

**BUTLER & STAG**

LAND & NEW HOMES



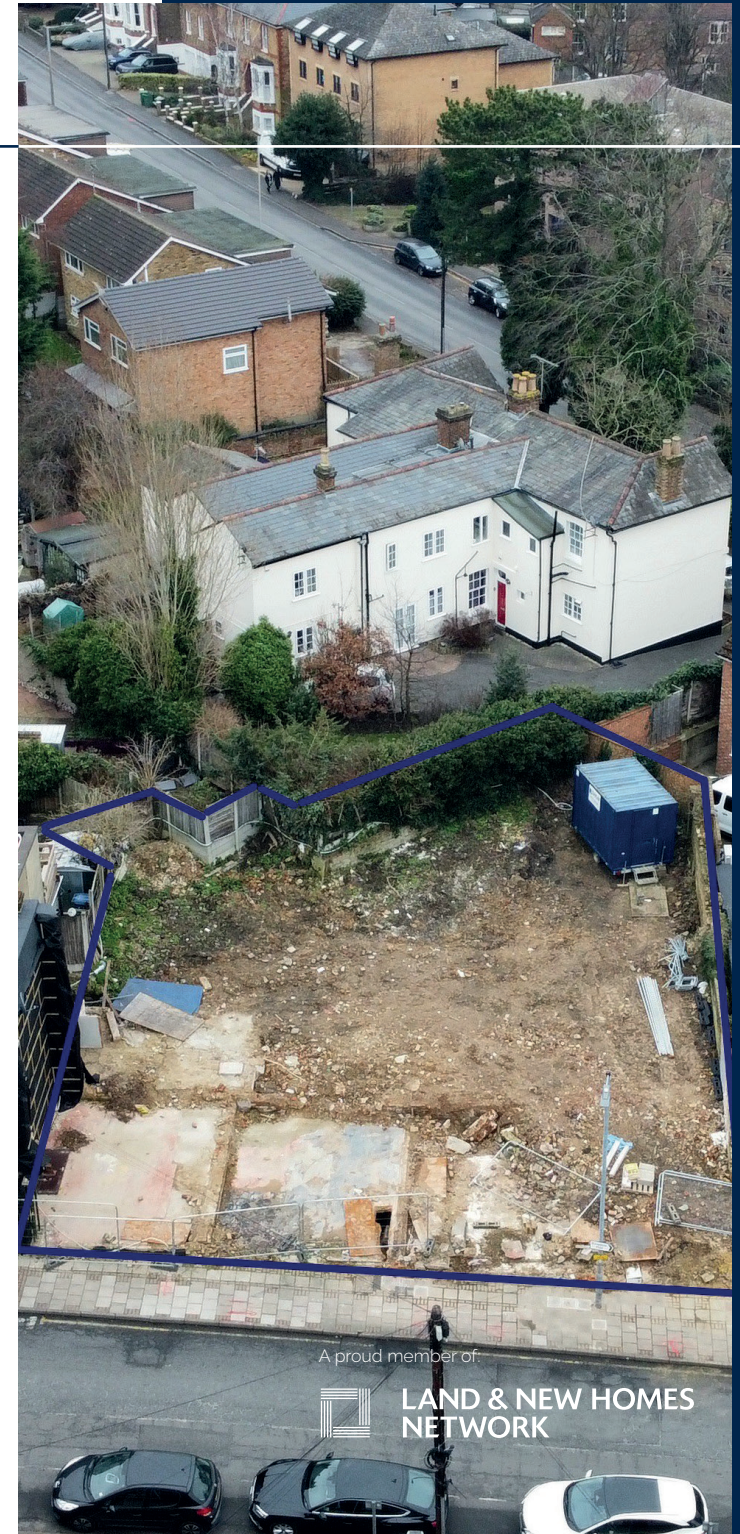
**Neil Leahy**  
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