



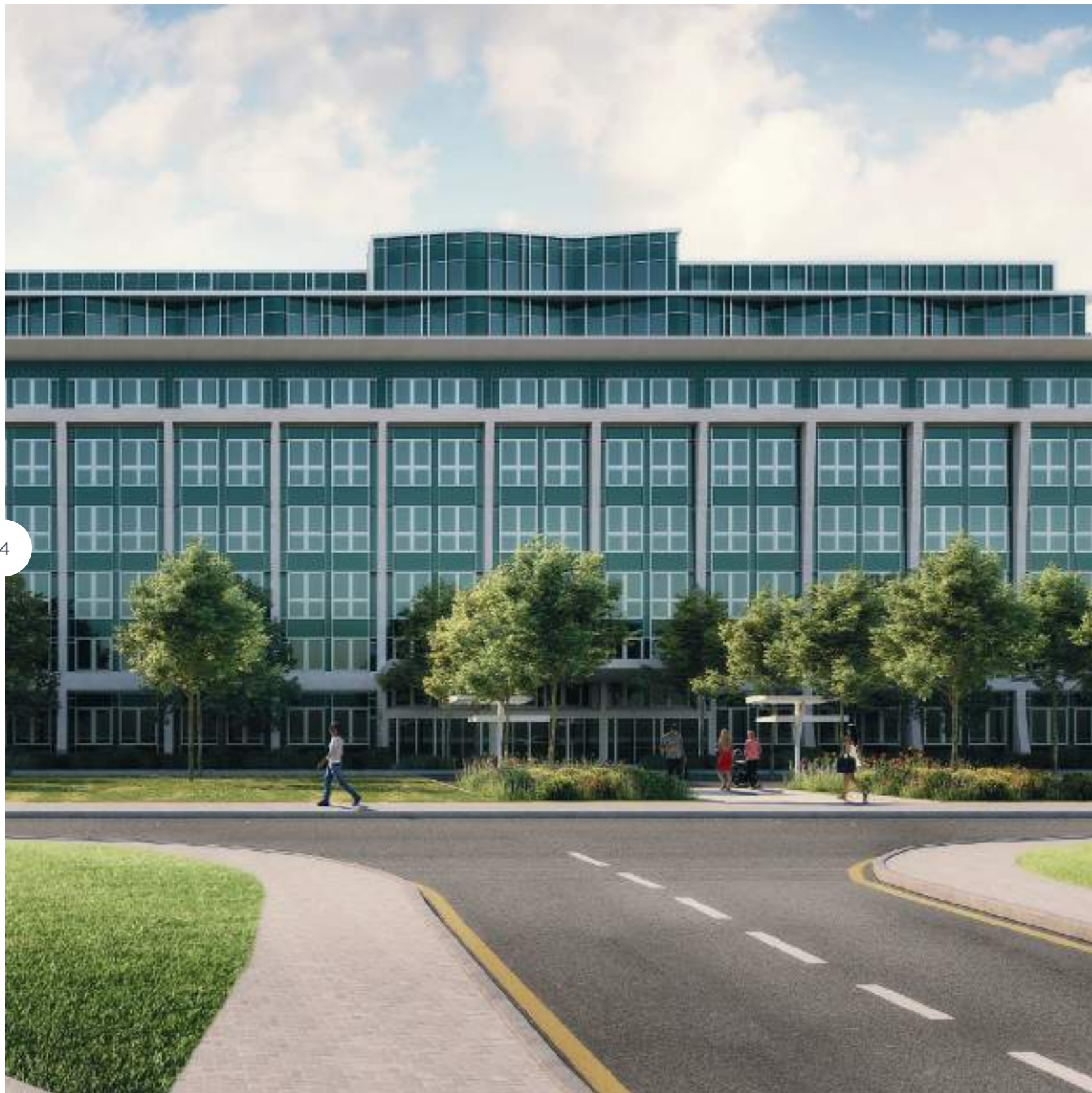
WARLEY HQ

BRENTWOOD

A NEW WAY  
OF LIVING...

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## A NEW WAY OF LIVING

With its iconic facade, idyllic woodland surroundings and close proximity to London, Warley HQ will have much to offer the discerning homeowner. It's not just its location that promises to set this unique development apart and make it such a desirable place to live. This landmark residential scheme will offer a host of premium, life-enriching features and amenities that will make it not just a place to call home, but a complete way of living.

The lifestyle benefits will begin from the moment you walk through the doors and into the stunning lobby. The central hub of this unique concept is an exceptional communal space that has been designed with every lifestyle in mind.





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## WELCOME TO WARLEY HQ

In the foyer, a house manager is on hand for your convenience and will be able to assist with everything from organising residents events, to reserving a meeting room for business or the dining room for pleasure. The Trattoria café will serve fresh coffee and food for you to enjoy and you can even use the app to pre-order your meal. Working from home just got easier, with a range of flexible workspaces, from hot desks to meeting rooms and high-speed internet at your disposal, combining to deliver a creative and inspiring environment. A host of wellness features will offer the perfect work/life balance, including a yoga room and gym. Or you can venture outside to enjoy the communal gardens, complete with BBQ and picnic areas and surrounding woodland.

Some underground parking, bike store and electric chargers ensure flexible commuting and Brentwood station is a mere 20 minutes walk away offering an easy and direct route to London.

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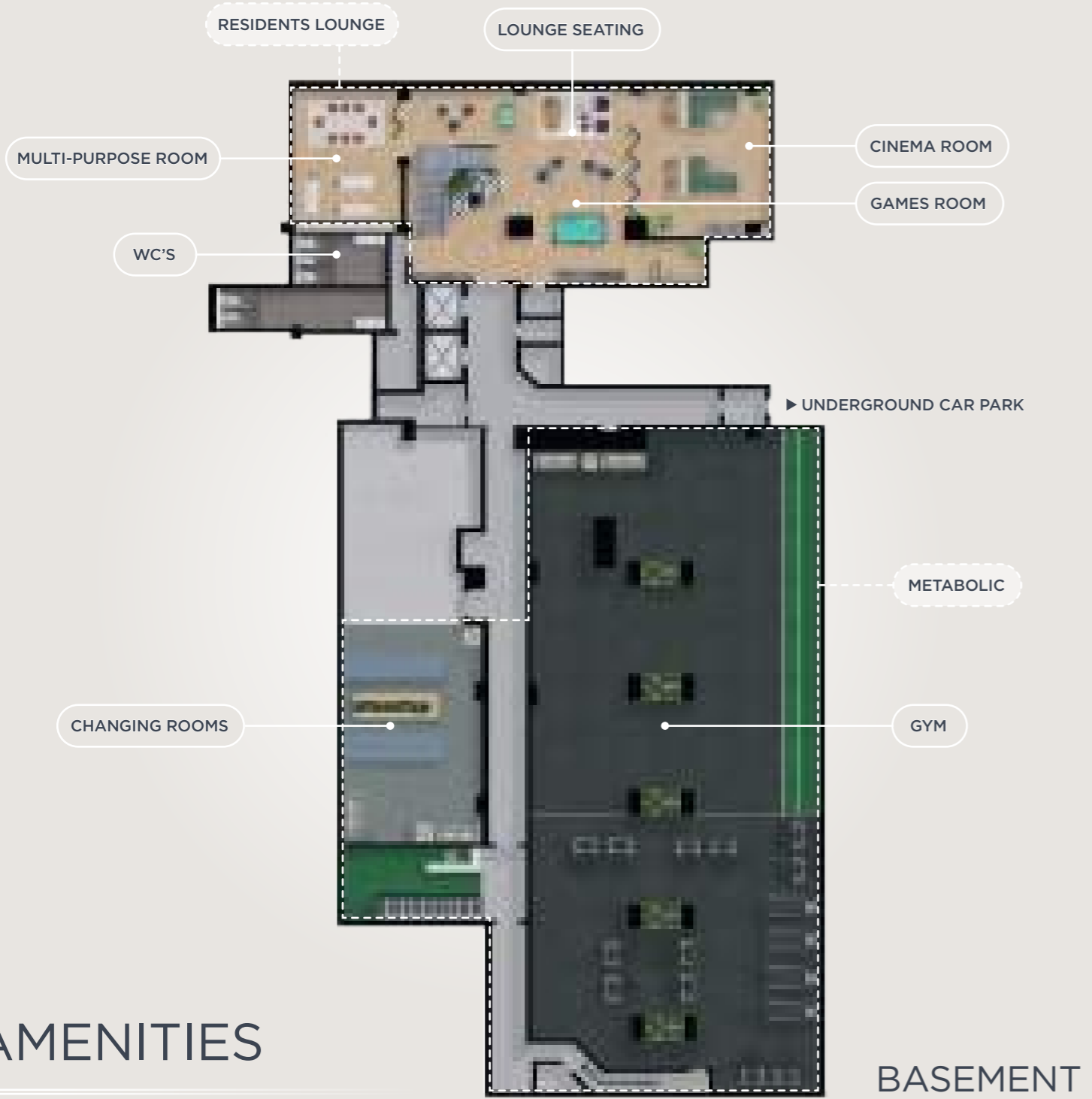


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# AMENITIES



BASEMENT

# GROUND FLOOR



# FIRST FLOOR



# HISTORIC ROOTS & A NEW LEASE OF LIFE

Two key phases have defined the history and development of Warley: the establishment of Warley Barracks and the influence of the Ford Motor Company. Prior to this, the area was predominantly rural with large areas of woodland and a small population.

The local common in Warley was in use as a military camp from at least c.1742 but it wasn't until 1804-5 that Warley Barracks was established to the south of what's now known as Eagle Way. Approximately 116 acres of the common were sold and a barracks was formally laid out with a central training ground surrounded by residential accommodation for soldiers and stables for horse artillery. As part of the complex of buildings, a military hospital was constructed to the north west beyond which was separate living accommodation for married soldiers. Much of the surrounding area consisted of ancillary buildings and open land utilised as drill grounds and areas for training.

During the mid-19th century, the East India Company relocated to Warley Barracks and created additional buildings to house officers and staff. As part of this, a chapel (now the Essex Regiment Chapel) was constructed to the west of the main barracks.

The War Office took possession of Warley Barracks in 1861 and during the late 19th century, further buildings were constructed including the Officers Mess (now Blenheim House) in 1878. The Essex Regiment was established and stationed at the barracks.

There were few changes to the area during the early 20th century and Warley Barracks remained in use by the Essex Regiment. A separate gym (now Keys Hall) was added to the north of Eagle Way alongside a collection of temporary huts together with the Warley Reservoir Water Tower on Eagle Way. Between 1939 and 1956, the barracks were extended to the north of Eagle Way either side of the existing hospital, with a collection of buildings and structures including a new Officers Mess (now the Marillac Nursing Home).

In c.1959, the barracks closed and approximately 21 acres of the former Warley Barracks site were sold to Ford Motor Company for their new European Headquarters. The building, opened in 1965, was specifically designed for Ford by the architects tp bennett in the modernist architectural style and replicating the style of the Ford head office in Detroit.

Both the Ford Headquarters and the neighbouring housing estate dramatically changed the character of the area, from a rural military base to a mid-20th century suburban estate. In 1967 the Ford building became the headquarters of Ford in Europe and it remained so until its closure in 2019.

In December 2019, the Ford building was sold to Land Charter who instructed its original architects tp bennett and local architects John Finch Partnership, to redesign the façade and reimagine this commercial space as prime residential, giving the site its third new lease of life.

c. 1965



BRENTWOOD

c. 2021



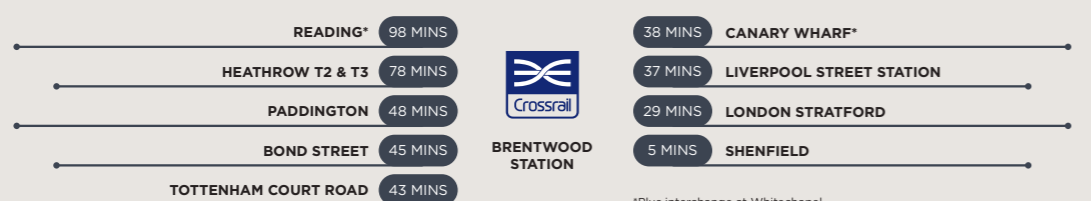
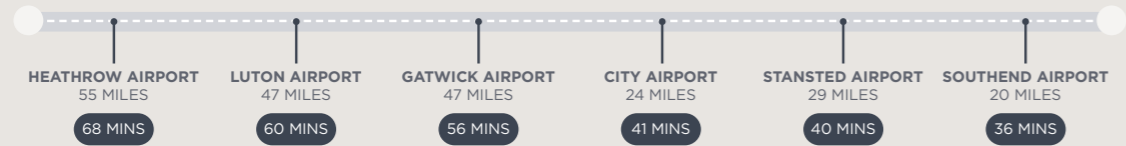
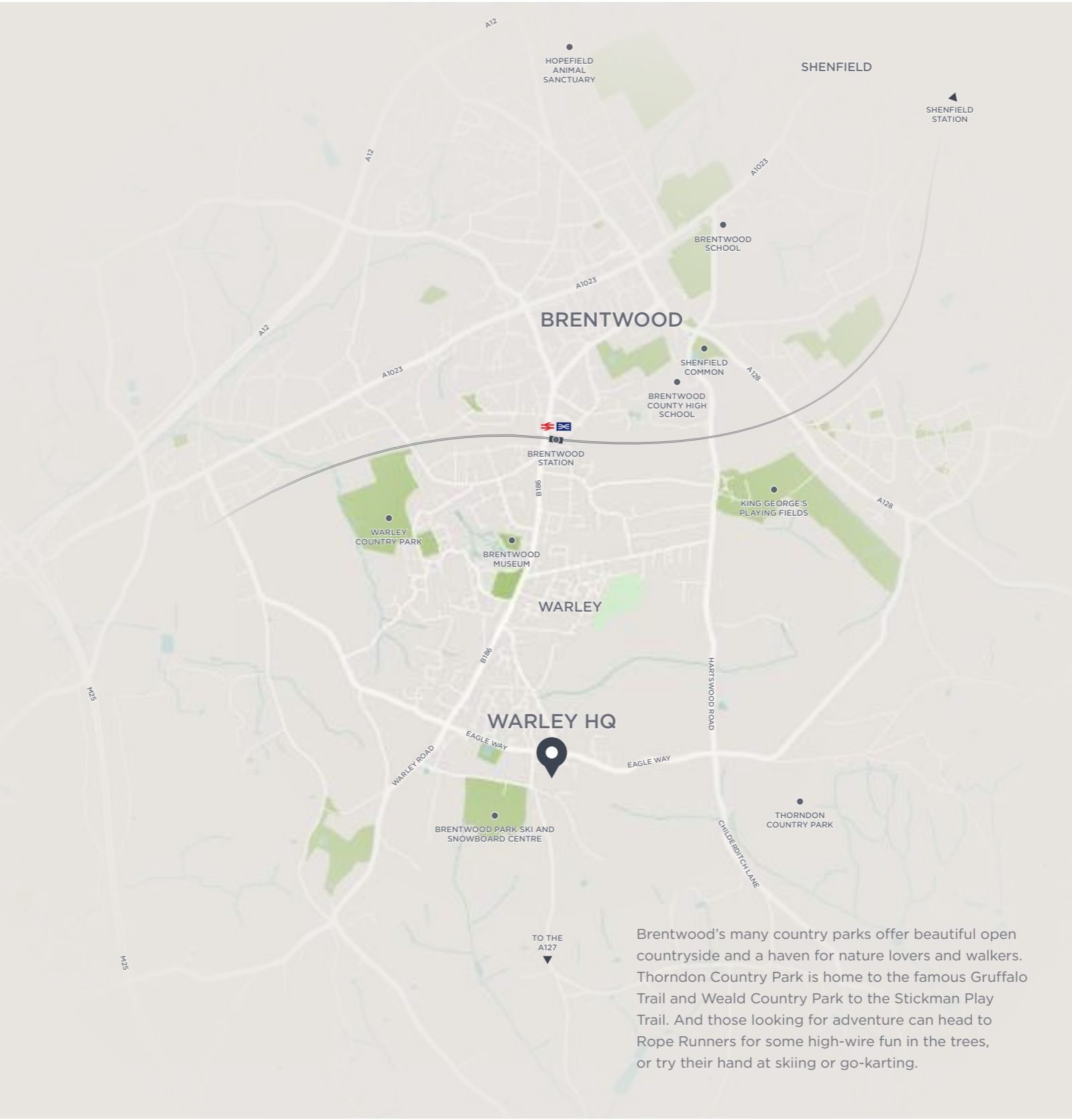
WARLEY HQ

# DISCOVER BRENTWOOD

With great transport links, a good mix of shops, schools, businesses and recreational facilities as well as close proximity to open countryside, the borough of Brentwood, including the thriving town centres of Brentwood, Shenfield and Ingatestone, has a superior locational advantage which is attractive to businesses and residents alike. An abundance of shops, salons, restaurants and more line the lanes of Brentwood town centre, with shopping concentrated on the High Street and older, bijou side streets in the conservation area,

such as Crown Street with its friendly independent boutiques and salons. Brentwood High Street also offers a bustling Friday and Saturday market.

Perfectly connected to The City and beyond, Brentwood offers a convenient alternative to London living. Liverpool Street Station is just a 40 minute journey away, Heathrow 72 minutes and Stansted International airport just 30-40 minutes away, that European citibreak has never been easier.



Brentwood's many country parks offer beautiful open countryside and a haven for nature lovers and walkers. Thorndon Country Park is home to the famous Gruffalo Trail and Weald Country Park to the Stickman Play Trail. And those looking for adventure can head to Rope Runners for some high-wire fun in the trees, or try their hand at skiing or go-karting.



BRENTWOOD



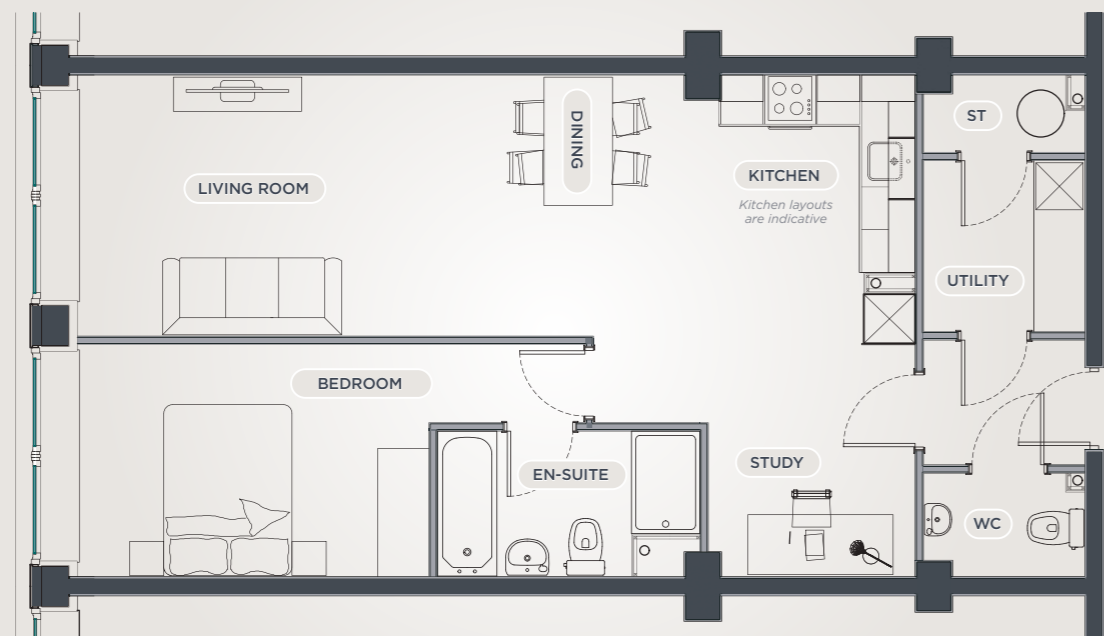
WARLEY HQ



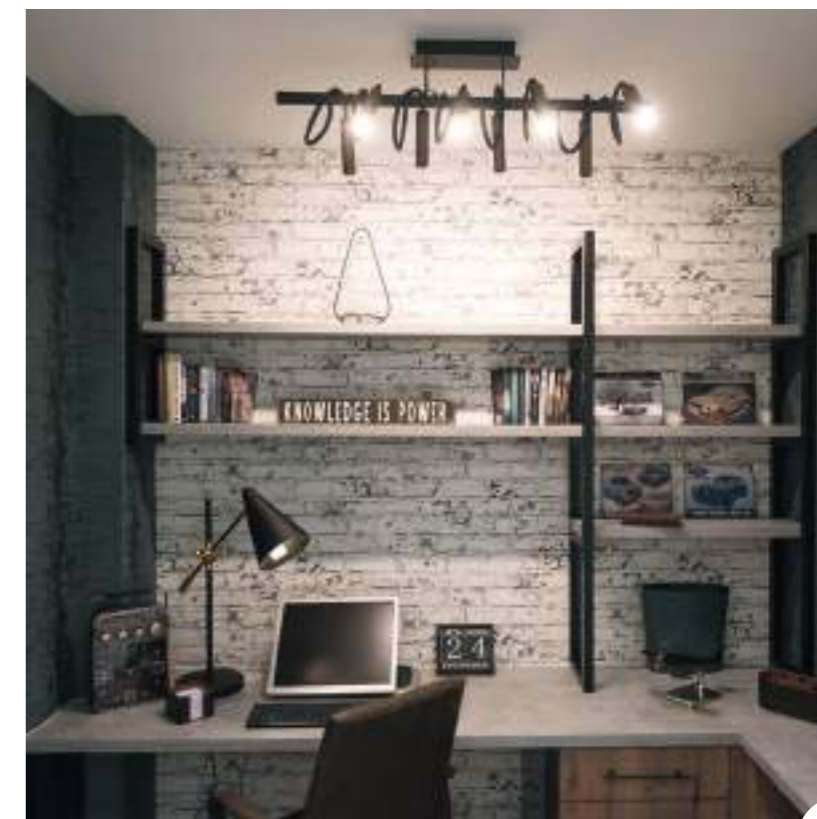


MORE THAN JUST  
AN APARTMENT...

# TYPICAL ONE BEDROOM APARTMENT



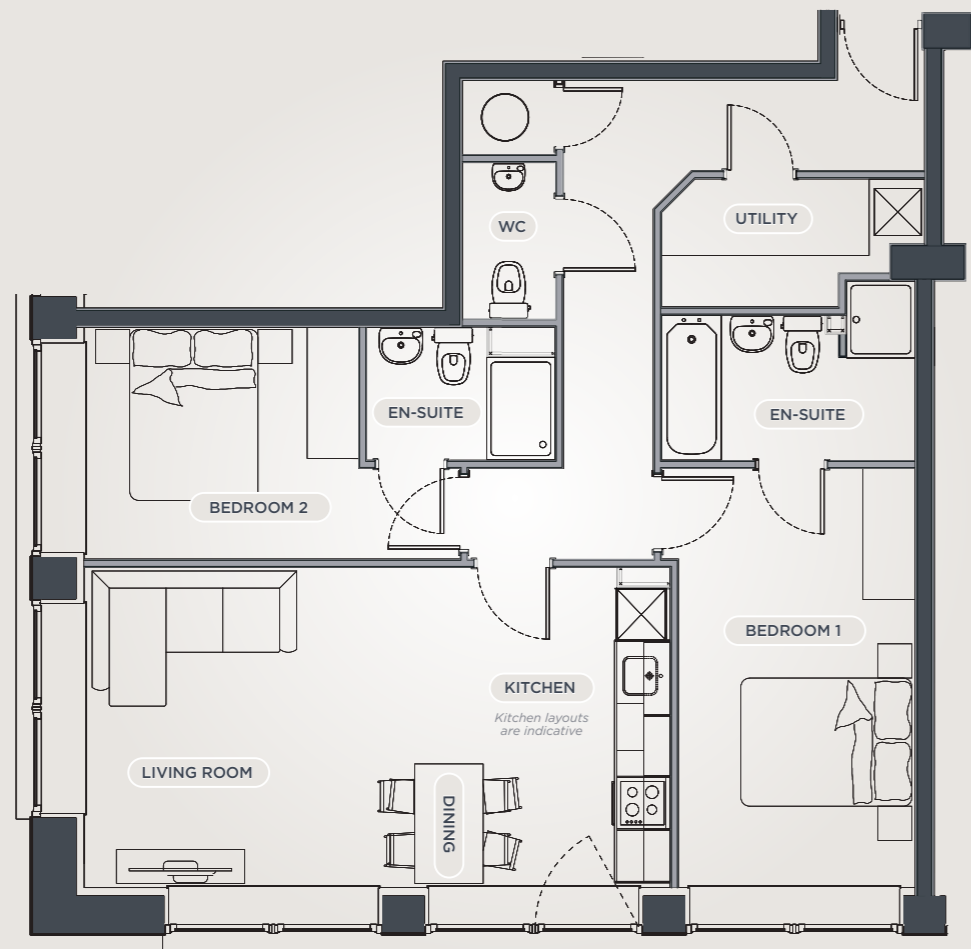
SIZES FROM 470 SQ FT (43.7 SQ M) TO 802 SQ FT (74.5 SQ M)



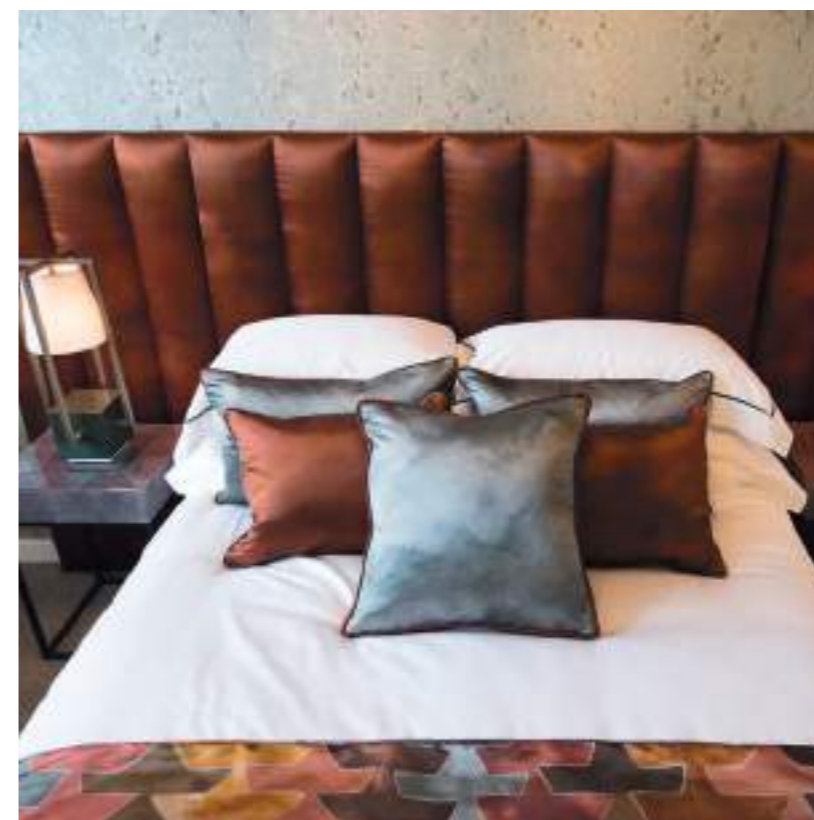
# FIRST IMPRESSIONS MATTER...



# TYPICAL TWO BEDROOM APARTMENT



SIZES FROM 605 SQ FT (56.2 SQ M) TO 1066 SQ FT (99 SQ M)



## ALL FLOORS

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- Oak veneered front door - fitted with multi-point locking system & spyhole viewer
- Audio visual entry system

## GENERAL

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- Internal doors panel styling in white satin with brushed steel door furniture
- Walls, ceilings, architraves & skirtings to be painted white
- Wardrobes with sliding door to master bedroom
- Independent sprinkler system
- Washer dryer in utility room or cupboard

## KITCHEN

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- High gloss white fronts
- "Ceramic Rust" 12mm solid core worktop
- Integrated appliances single electric oven, ceramic hob with toughened glass splashback, extractor hood, fridge/freezer & dishwasher
- Plinth lighting

## BATHROOM & EN-SUITES

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- Modern white suites
- Baths to include fitted shower to one end of bath with shower screen unless separate shower
- Ceramic wall tiling to wet areas & matching ceramic tiled flooring
- Illuminated mirror & shaver point
- Chrome heated towel rail

## FLOORING

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- Amtico flooring to living, dining & kitchen areas
- Carpet to bedroom(s)
- Ceramic tiles to hallway, WC & utility room (where applicable)

## HEATING

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- Electric heating & hot water

## ELECTRICAL

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- LED recessed down lighting to kitchen/living areas & bathrooms
- Power points & light switches are brushed steel finish
- Smoke detectors are mains operated
- Mechanical Ventilation with Heat Recovery Systems
- TV point to bedrooms
- Audio visual entry system
- Terrestrial TV for satellite & digital TV services including provision for Sky+, Sky HD & Sky connection (not multi-room & subject to subscription fees payable by residents)
- FM/DAB radio & telephone point to living area
- High speed broadband

## COMMUNAL AREAS

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- Podium Garden
- Landscaped areas to front
- Five lifts
- Residents lounge
- Residents workspace
- LED lighting
- Secure main entrance doors (2 fobs supplied per apartment)
- Bin stores & bike stores
- CCTV
- Basement and surface parking
- 10 year building warranty [www.i-c-w.com](http://www.i-c-w.com)

PURCHASES PLEASE NOTE: This specification is provided as a general guide of the company's intentions and is subject to availability of materials and subject to contract. It is not intended to form part of a contract. As the development will be carried out over a number of months some of the plans may be amended or revised. Clients should therefore not rely upon this document as a statement of fact. Prospective purchasers should check all details with the company.



*"First impressions matter, which is why we pride ourselves in the highest quality specifications"*



# SITE PLAN



# ABOUT LAND CHARTER HOMES

An award-winning family run company, Land Charter constructs homes on unique sites throughout the South East and East Anglia.

All Land Charter developments are individual. From one-off house conversions in conservation areas, through to large estate developments in city centres; we create new communities with meaningful connections to their surroundings, wherever they may be.

Renowned for their high quality finish, the look and feel of our homes evolves after careful consideration of the local environment, its history and its architectural influences.

With meticulous attention to detail, we source materials that reflect the surrounding vernacular and employ subcontractors, tradesmen and architects local to our developments.

We are proud that most of our staff have worked with us for many years and together we have been recognised for the quality of our projects with awards from the Local Authority Building Control Inspectors and The Premier Guarantee Excellence Awards.

From local community engagement to environmental sustainability, we are committed to making a positive and lasting impact that extends beyond the communities we create.



“A carefully crafted design for a distinguished living experience”