

FOR SALE

Residential Development Site
Planning consent granted for 2 four bed
detached houses

Site Area 0.18 acres (0.07 hectares)

Rear of 18 Westbury Drive, Brentwood, Essex, CM14 4JZ



- Planning consent granted for 2 no. four bedroom houses
- Walking distance to Brentwood train station (Elizabeth Line)
- Close to Brentwood High Street
- Desirable residential location

KEMSLEY^{LLP}
LAND & DEVELOPMENT

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Kemsley LLP, 113 New London Rd, Chelmsford, CM2 0QT

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Location

The property forms part of the rear garden to 18 Westbury Drive a short distance from both Brentwood High Street and Brentwood rail station (Elizabeth Line/Crossrail and Greater Anglia services). Westbury Drive is located within an established, desirable residential area. Immediately opposite the site is '1023 West' Weston Homes development of the former Brentwood Police Station, comprising both flats and housing. Westbury Drive leads into La Plata Grove, both roads having a combination of semi-detached and detached properties.

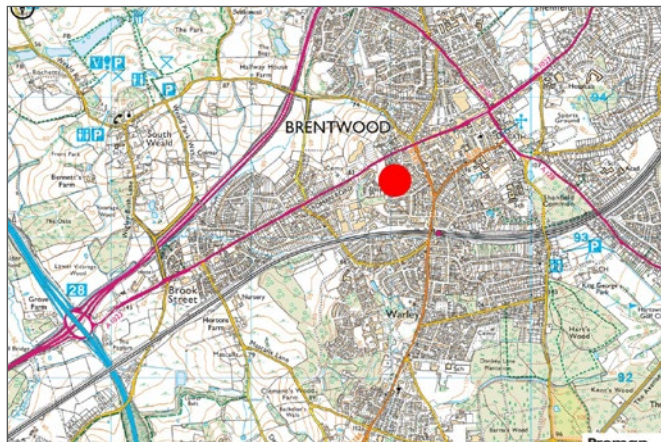
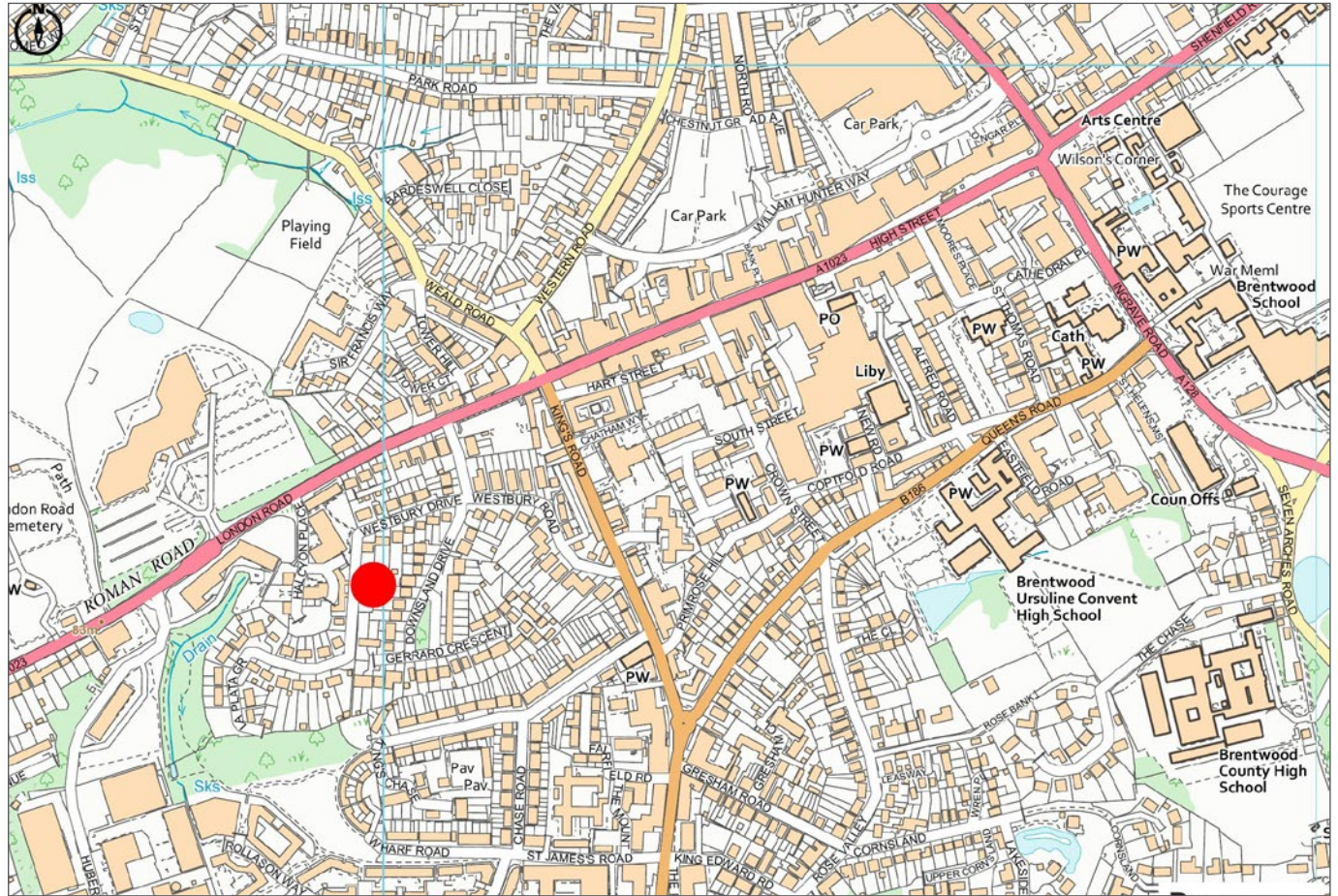
Brentwood is within the London commuter belt at the junction of the A12 and M25 motorway with the A127 a short distance to the south, therefore offering excellent access to the national road network. Brentwood has excellent schools including Ursuline Girls School and Brentwood School as well as public schools.

Description

Garden land currently laid to grass with concrete post and timber panel fencing to the boundaries.

Site Area

We understand that the site has an approximate area of 0.18 acres (0.07 hectares).



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Planning

Planning consent was granted by Brentwood Borough Council (Application ref 23/01266/FUL) for “*sub-division of existing garden to facilitate the construction of 2 x four bedroom dwellings with associated accesses and landscaping*”.

Building 1: 4 bed detached dwelling, Gross Internal Area of 126 m²/1,356 sq. ft.

Building 2: 4 bed detached dwelling with car port, Gross Internal Area of 114 m²/1,227 sq. ft.

Title

The property is currently included within the title of 18 Westbury Drive (EX295522). An application for separate freehold Title will be made upon sale.

The land is subject to a restrictive covenant limiting one dwelling within the Title. Interested parties should satisfy themselves whether adequate indemnity insurance can be obtained, or other solution found in respect of the covenant.

The proposed properties will be accessed from La Plata Grove which is a private road owned by Essex Police and may be subject to a maintenance charge.

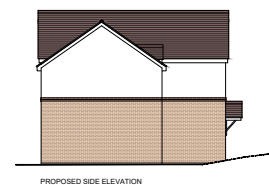
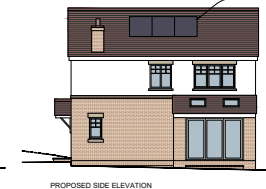
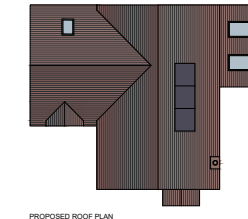
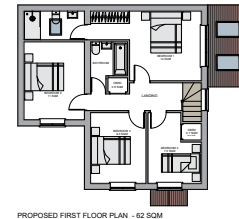
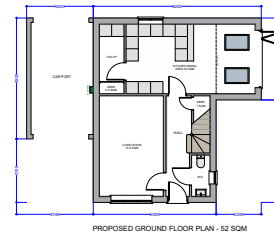
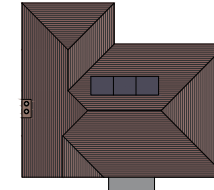
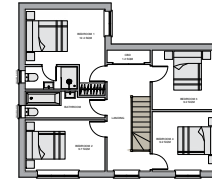
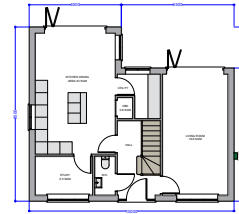
The purchaser is responsible for payment of £160,000 to the Police Fire & Crime Commissioner for Essex, plus legal fees, in return for rights of access for the two new properties to be constructed off La Plata Grove.

Guide Price

Offers In Excess Of £515,000

VAT

Sale of the property will not be subject to VAT.



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Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Contact

All enquiries to be directed to the sole agents:

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