



**Glanthams House Hutton Road  
Shenfield  
Sale By Tender £2,500,000**

**MEACOCK & JONES**



## **Glanthams House Hutton Road, Shenfield, Essex, CM15 8JU**

Detailed planning permission for the demolition of the existing buildings and the construction of a 14 residential unit scheme.

### **Location**

The site is located in Shenfield, in the county of Essex. Shenfield is situated in south Essex, approximately one mile north of Brentwood. The town lies approximately 1.5 miles south west of Junction 12 of the A12, which provides access to the M25 to the south.

The site is located approximately 500 metres to the west of Shenfield Railway Station, which is the land stop on the eastern branch of the Elizabeth Line (Crossrail). When complete, this will provide access to Bond Street in approximately 45 minutes and Heathrow in 1 hour and 15 minutes. The Great Eastern Mainline provides services to London Liverpool Street in 25 minutes.

Shenfield benefits from a range of services and amenities including shops, restaurants and several Primary and Secondary schools.

### **Description**

The site measures approximately 0.52 acres (0.21ha) and currently comprises a former car garage and show room, existing parking and hard surfacing. It is bound by residential dwellings to the north, west and south. The site lies adjacent to the Hutton Road (A129) from which access is taken.

### **Planning**

The site is situated within the local authority of Brentwood Borough Council. The site benefits from detailed planning permission ( ref: 16/00374/FUL), for the "demolition of existing buildings and structures including one dwelling house; erection of 5, two storey buildings to accommodate 14 residential units (8 x one bed flats, 3 x two bed flats and

3 x two bed houses) and one retail unit; elevation alterations and change of use of listed building to B1 office use; highway alterations and new vehicular access and crossovers, associated car parking and landscaping".

### **Services**

Prospective purchasers are advised to make their own enquiries with the relevant service providers

### **Easements, Wayleaves and Rights of Way**

The land is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

### **Viewings**

Viewings should be arranged by prior appointment with the selling agents. Potential purchasers should note that Meacock & Jones take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

### **Method of Sale**

Meacock & Jones have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign.

The vendors do not undertake to accept the highest or indeed any offer.

Informal tenders should be sent to Russell, no later than 12 Noon on Friday 6th August 2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



