

Land by Little Tillingham Hall Farmhouse - For Sale

Dunnings Lane, West Horndon CM13 3HE



Strategic land Opportunity situated adjacent to imminent* 2,100 unit housing development scheme

(* Resolution to grant outline consent subject to s106)

A DEVELOPMENT OPPORTUNITY IN AN EXPANDING SETTLEMENT ON THE A127 GROWTH CORRIDOR IN ESSEX



Freehold development site extending to approximately **4.31 acres (1.74 hectares)**.



Adjacent to Estate & Agency (E&A) 521 Ha site 'Horndon St Mary's' which now has resolution to grant planning consent for 2,100 dwellings subject to agreement of s106.



Undeveloped site, planning consent will be required.



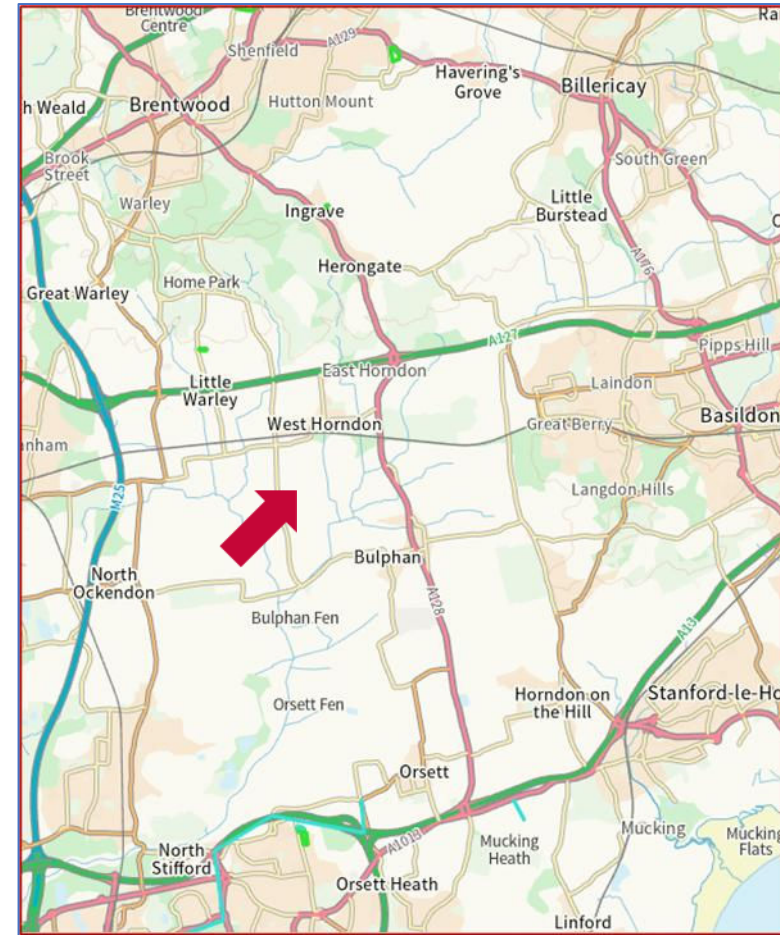
West Horndon to London Fenchurch Street takes approximately 28-29 minutes via direct c2c services.



To the south-western edge of West Horndon, a village and civil parish in Essex, approximately 6 miles (10 km) west of Basildon.



Offers and expressions of interest for the freehold interest invited on all bases.



WEST HORNDON IS A VILLAGE AND CIVIL PARISH IN SOUTHERN ESSEX, LYING APPROXIMATELY 20 MILES (32 KM) EAST OF CENTRAL LONDON AND 6 MILES (10 KM) WEST OF BASILDON.

Currently the village has amenities such as a primary school, village shops, GP surgery and village hall. There is a relatively large industrial area to the southwest of the village.

The village currently accommodates c. 700 homes north of the railway station, however the parish population is expected to expand enormously over the next five years, primarily due to area south of the station having resolution to grant consent for the first 2,100 homes of the Horndon St Mary's scheme.

A further housing development at Dunton Hills Garden Village (approximately 3 km to the east) is anticipated to eventually accommodate c. 3,700 homes.



ACCESS AND CONNECTIVITY

The A127 is just under a mile (1.5 km) to the north, which links to J29 of the M25 approx. 2 miles (3 km) to the west.

The fastest rail journey time from West Horndon to a central London station is approximately 28-29 minutes to London Fenchurch Street, with direct c2c services taking the shortest time. Other London destinations, such as Stratford (London), can be reached in as little as 23 minutes.

West Horndon is served by bus routes 49, 565, and 481, connecting to nearby towns such as Brentwood, Bulphan, and Hutton.

Vehicular access to the site is obtained from Dunnings Lane to the western boundary.



Approx. Site location in relation to the Thames Freeport

The site is exceptionally located for employment opportunities, sitting within the Thames Freeport boundary and commuting distance of its Tax Zones.

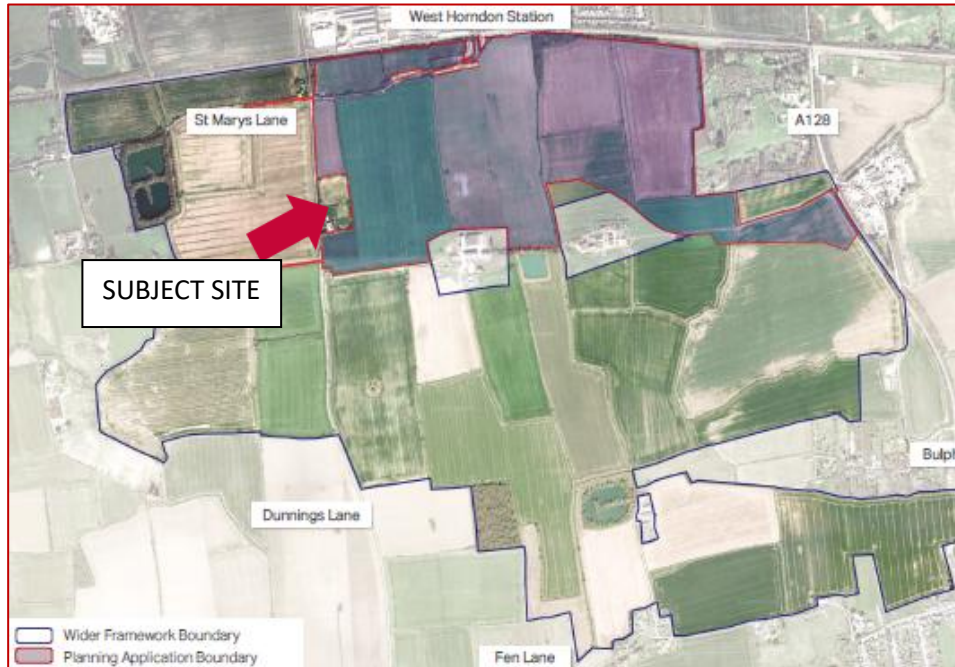
The Thames Freeport includes the ports of Tilbury and DP World London Gateway, as well as Ford's Dagenham plant. The tax zones within Thames Freeport are recognised by law as areas where businesses can benefit from tax reliefs to bring investment, trade, and jobs. Having received final government sign off in March 2023, The Freeport continues to promote new investment and high-skilled jobs within its boundary.

The A127 Economic Growth Corridor serves as a vital economic link between London and South Essex's major towns, ports and London Southend airport. Significant improvements are planned, including widening the road, redesigning junctions and upgrading traffic signalling systems to increase capacity and reliability and decrease congestion.

THE L-SHAPED SITE EXTENDS TO CIRCA 4.31 ACRES (1.74 HECTARES) MEASURED FROM ORDNANCE SURVEY EXTRACT.

Land Title reference EX261918 comprises undeveloped land, formerly the curtilage of the Little Tillingham Hall farmhouse. Access onto public highway is on the western boundary.

The site is bound by a few residential properties to the south, and Dunnings Lane to the west. To the east is a large area recently consented for 2,100 units of E&A's 'Horndon St Marys' scheme.



Extract from E&A's Wider Framework Plan for Horndon St Marys LLP.



Land Registry Title Extract

PLANNING CONTEXT

THE SITE IS LOCATED WITHIN THE PLANNING JURISDICTION OF THURROCK COUNCIL

The subject site has no relevant planning history and is situated at the northern extent of Thurrock's jurisdiction and submitted to Thurrock's recent Call for Sites.

Thurrock is 70% Green Belt and given that the housing land supply has been assessed to be 0.91 years, it is likely that the Council will need to undertake a Green Belt review in the formulation of their new Local Plan.

The timetable for Thurrock's emerging new Local Plan continues to suffer from delays, a problem foreseen by E&A on their promotion strategy. Rather than waiting for Thurrock to conclude their new Local Plan, E&A have driven the process with an evidence base proving the ability of the wider area to come forward for residential development and after submitting an outline application (Thurrock Ref: 24/01051/OUT) for up to 2,100 homes, have now secured a resolution to grant consent, subject to agreement of s106.

Whilst the subject site is designated as Green Belt (in common with the adjacent Estates & Agency Strategic controlled land to the east), we note that the Commissioner for the adjacent planning application determined the E&A application land as Grey belt land.

Arguably this determination must also apply to the subject land, which should accordingly be prioritised for development ahead of other green belt land. We consequently consider strong planning prospects for this site without a land allocation or confirmation of the Green Belt relaxation.



Prospective purchasers are advised they should make their own planning enquiries with Thurrock Council.

FURTHER INFORMATION

VIEWINGS

The site is secured and viewings are strictly by appointment only. Please contact Whybrow to arrange a viewing.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

LEGALS

The purchaser will be expected to give a legal cost undertaking of up to £20,000 plus VAT in the event that they decide to withdraw from the transaction following agreement of Heads of Terms and the issuing of contract documentation.

METHOD OF SALE

Proposals are invited for the freehold interest in the Property; the vendor will consider promotion/option and STP proposals. Offers must be submitted via email format to:

t.lockwood@whybrow.net

The vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.



OFFER REQUIREMENTS

Offers must be submitted on letter headed paper along with the following information:

- Full name, address and registration number of the purchasing entity
- The name, address and contact information of the solicitor who will be acting on your behalf, together with confirmation they are instructed to act on your behalf and have reviewed the information
- Full evidence of your financial ability to complete the purchase including audited accounts
- Details of any conditions attached to your offer and the timescales to discharge them
- Details of any assumptions (including any abnormal cost schedule) made when submitting your offer
- Confirmation that you have read and taken into account the contents of the Information Pack, and
- The proposed payment structure.



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