

SMITHFIELD NURSERY

Freehold land opportunity

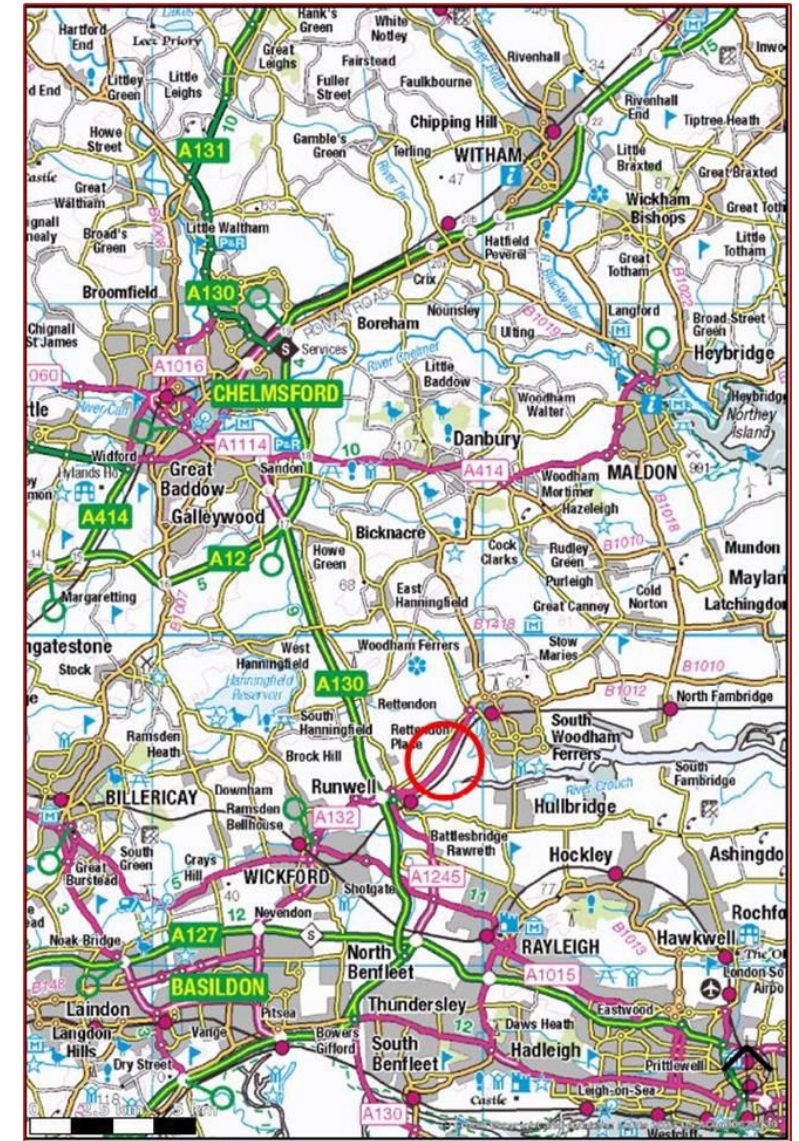


- Commercial property with adjacent land
- Glass Houses on site extending to over 105,700 sq ft
- Site extends to approximately 33.2 acres (13.4 Ha)
- Medium to long term development potential.

Woodham Road, Battlesbridge, Essex SS11 7QW

A GREYBELT OPPORTUNITY NEAR THE EXPANDING SETTLEMENT OF SOUTH WOODHAM FERRERS IN ESSEX

- The property is located within Rettendon Place, a small village near Battlesbridge in Essex. It is approximately 10 miles from both Chelmsford and Southend on Sea, and c. 3 miles from South Woodham Ferrers.
- The village is connected by both road and rail, with easy access to the A130 trunk road linking the town to the A13 and A127 and the A12 Ipswich/London trunk road to the north.
- Battlesbridge railway station is on the London to Southend Victoria line, with a fastest journey time to the capital of c. 43mins.
- A regular bus service runs between South Woodham Ferrers and Basildon which stops directly outside the property with a journey time of just under 40 mins to Basildon Bus Station.



**THE SITE EXTENDS TO CIRCA 32 ACRES (12.9 HECTARES)
MEASURED FROM ORDNANCE SURVEY EXTRACT.**

The subject land offered is comprised with Land Title references EX763092, 342663 and EX437173.

Highway access to the site is from Woodham Road to the northern boundary.

The surrounding land uses are mainly agricultural, residential and the Rettendon Lodge Events company is adjacent to the east and to the south is the Hayes Country Park, which is badged as luxury Park Homes (lodges) for the over 55's.

Buildings on the northern part of the site are comprised of glasshouses and storage units, extending to a total of over 105,700 sq ft (GIA)



PLANNING CONTEXT

THE SITE IS LOCATED WITHIN THE PLANNING JURISDICTION OF CHELMSFORD CITY COUNCIL

- Chelmsford City Council Borough are currently reviewing their Local Plan. Consultations closed on 8 January 2026 and the next stage is submission for Examination after a series of presentation meetings culminating in a Full Council meeting on 2 June 2026.
- The site is within the Metropolitan Green Belt. The revised NPPF requires Green Belt allocations to be reviewed where housing need cannot be met.
- Draft Strategic Policy S6 makes provision for an increased number of overall new homes of 22,990 (1,210 dwellings per annum).
- It is considered that although the Council are moving forward with preparation of the new Local Plan, the buffer has been reduced to such a significant extent (to 1.5%), that additional sites may need to be found.
- The Council has not undertaken a review of the Green Belt boundaries to identify any sites suitable for development.



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

FURTHER INFORMATION

VIEWINGS

The site is secured and viewings are strictly by appointment only.

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.

EASEMENTS, WAYLEVES AND RIGHTS OF WAY

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

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

METHOD OF SALE

Whybrow have instructions to place the property on the market with a view of 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:

t.lockwood@whybrow.net

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 an 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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