

Plot for Sale  
Coxtie Green Road,  
Brentwood, Essex



Strutt  
& Parker

Land and property. Since 1885.



## Planning consent for three detached dwellings.

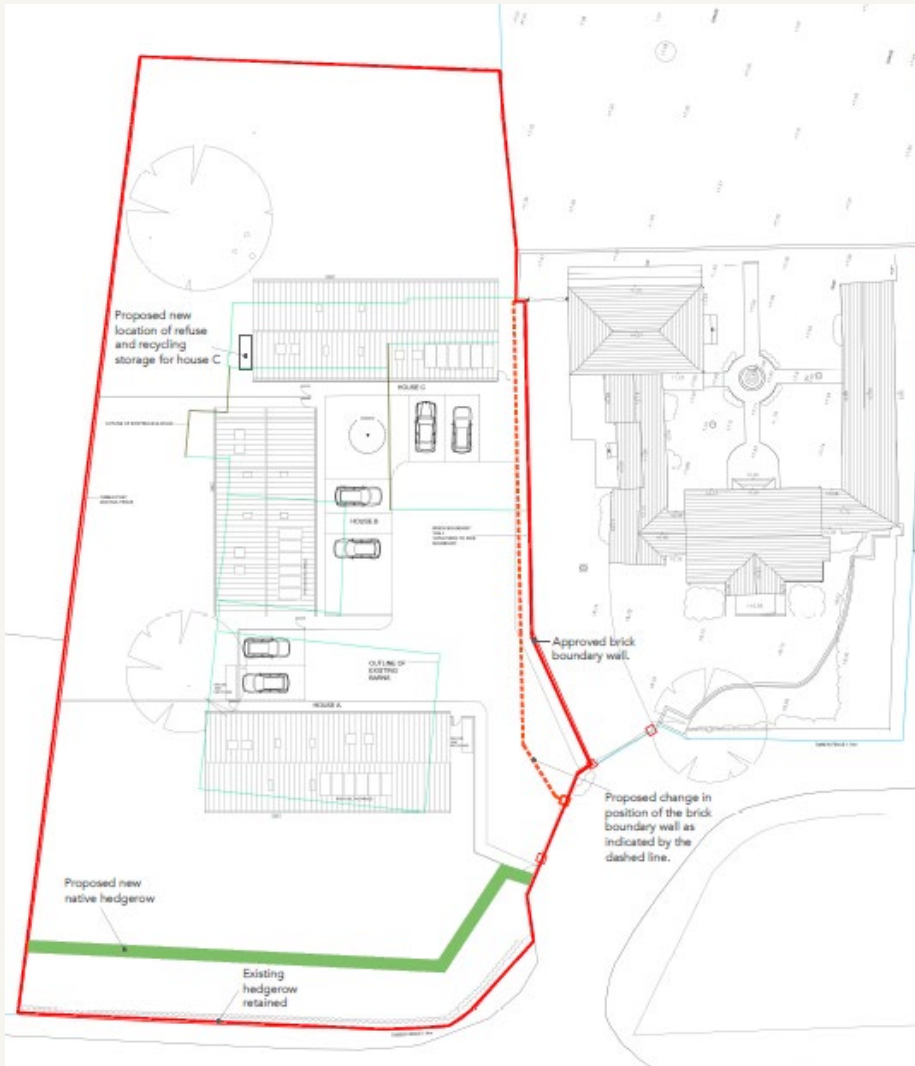
Application 24/00553/FUL & NON/1 (Demolish the existing outbuildings and construct three new detached houses on the land adjacent to Red Lion farmhouse with associated parking and a new private entrance gate, and a secure brick boundary wall with brick piers to be completed by the purchaser. Site size is about 0.7 acres (further land may be available by separate negotiation). Prospective purchasers are advised that they must make their own enquiries of the Local Planning Authority.

### General

The site is liable for CIL payment. The CIL liability is around £9,000. Local Authority: Brentwood County Council Services: It will be the responsibility of the purchaser to install services.

The planning provides for about 6,634 sq ft of new build in total  
About 0.7 acres

Guide price £1,000,000



## Strutt & Parker Chelmsford

Saxon House, 27 Duke Street, Chelmsford, Essex, CM1 1HT  
01245 254600 | chelmsford@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken September 2026. Particulars prepared September 2026.

# Strutt & Parker