



Land at Salmonds Grove, Ingrave, Brentwood CM13 3RS

DEVELOPMENT OPPORTUNITY: LAND THAT EXTENDS TO APPROXIMATELY 6.84 ACRES (2.77 HA)



The Opportunity

- The site extends to approximately 6.84 acres (2.77 Ha).
- Situated to the northeast of Ingrave adjacent to a number of residential properties.
- Opportunity to promote the site for allocation through Brentwood Borough Council's (BBC) emerging Local Plan, reflecting the site's edge-of-settlement location and Council's need to identify additional deliverable housing land.
- Changes to the NPPF may enhance prospects to support a defensible, evidence-led case for Green Belt release, demonstrating limited harm, a logical extension to the village, and building on the site's previous assessment as suitable and sustainable for housing.
- Seeking proposals for Option or Promotion Agreements.
- Proposals to be sent to James Marner and Oliver Rowlands no later than 12 noon on Thursday 11th June 2026.

LOCATION

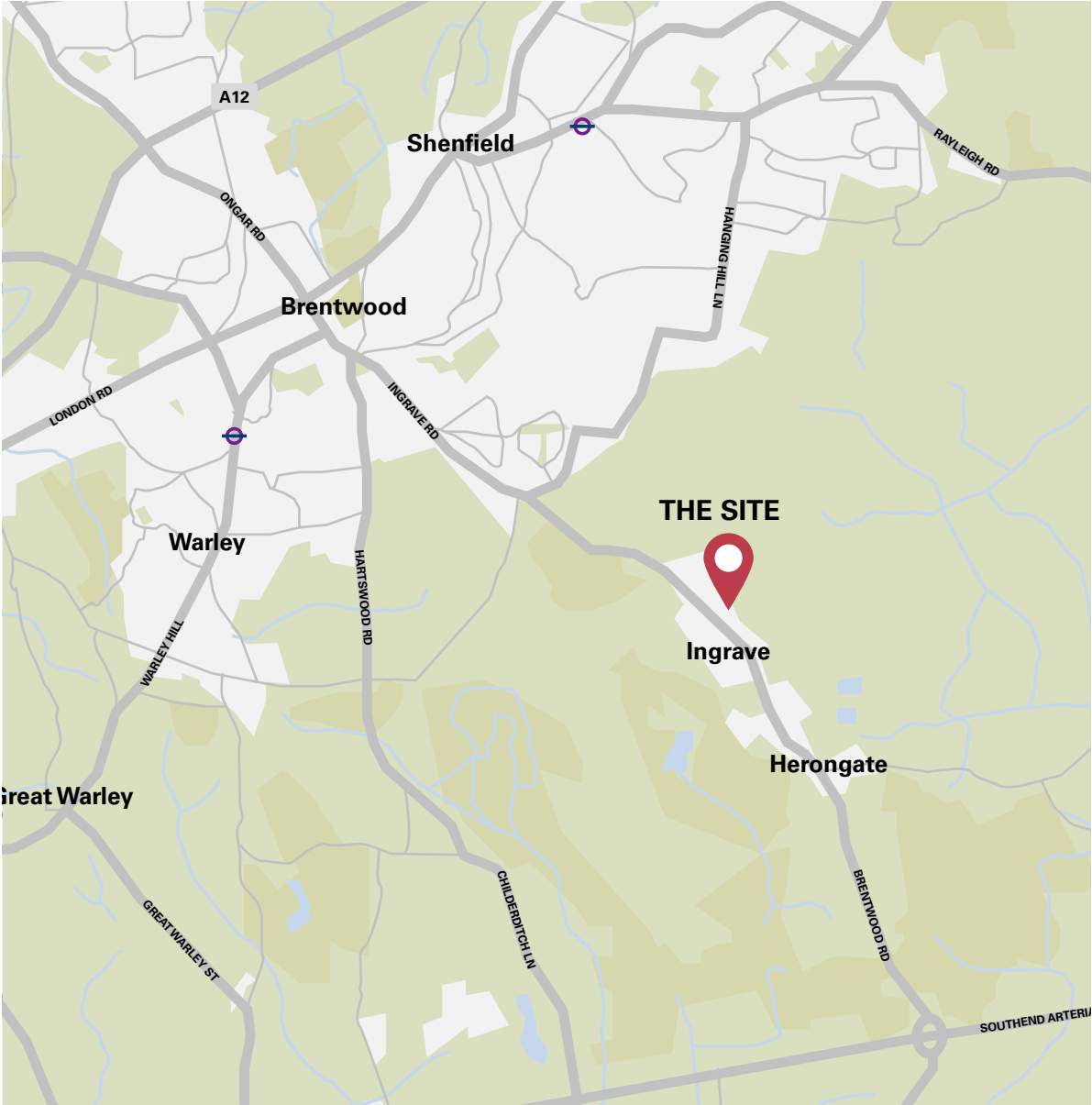
Salmonds Grove is situated in Ingrave, a small village to the southeast of Brentwood. Ingrave is accessed via the Brentwood Road (A 128), which provides links to Brentwood to the north and the Southend Arterial Road (A 127) to the south. Brentwood Train station is situated approximately 2.5 miles from the site, with direct links to London Liverpool Street with a commuting time of 35 minutes.

Ingrave benefits from local amenities which they share with their neighbouring village Herongate, which includes schools, public houses and convenience stores / post office.

DESCRIPTION

The site measures 6.84 acres (2.76 Ha) and is irregular in shape. At present the site is open pastureland, which is generally flat. The site is bound to the north, south and west by residential properties with open agricultural land to the east.

Vehicular access to the site is granted via Salmonds Grove, which is accessed through St Nicholas Grove which links to A128 to the south. The area comprises predominately residential family units of 3-5 bedrooms.



PLANNING HISTORY

Representations were submitted in March 2016 for the Brentwood Borough Council (BBC) Draft Local Plan and the site has been considered by the Council through its Strategic Housing Land Availability Assessment (SHLAA) 2011, the Site-Specific Sustainability Appraisal (SA), and the January 2018 Site Assessment Methodology, Site Ref .067a and 067b.

The site was considered suitable, sustainable and available for residential development but was not allocated. BBC Site Assessments found that the site was satisfactory and suitable on all criteria with the sole exception of impact on the Green Belt.

Salmonds Grove adjoins Ingrave and is within Parcel 15 of the previous BBC Strategic Green Belt Assessment (SGBA). Parcel 15 is 458.4ha in extent, being a roughly square parcel extending from the east of Ingrave to the Borough Boundary. This high-level Assessment concludes that the wider parcel as a whole is of high value to the purposes of the Green Belt, but no Site-Specific assessment was undertaken.



CASE FOR GREEN BELT RELEASE

The site is situated adjacent to the settlement boundary of Ingrave, but within the Green Belt. Nonetheless, it is considered that the site is situated in a sustainable location, being adjacent to the settlement boundary with easy access to a wide range of services and facilities, all of which can be accessed by a variety of sustainable transport options. The site would form a natural extension for the village which is well suited for residential development.

The site has potential to be removed from the Green Belt and allocated for residential use. The site has previously been promoted through the last Local Plan review. Given the proposed changes to the NPPF, should these come forward as expected, this would enhance the prospects for successfully promoting the site for housing development through the Local Plan Review which is at its formative stages.

The forthcoming changes to the NPPF (assuming they remain largely unchanged in the final version), and the significant increase in the Council’s housing requirement from that within the adopted Local Plan is likely to require a review of the Green Belt to ensure that the Council meets its revised housing need in full.

A Landscape and Green Belt Assessment submitted to BBC as part of representations to the previous Local Plan found that the site would be unlikely to result in any adverse effects on the landscape designation, Conservation Area, or Ancient Woodlands.

It is therefore believed that there is a good opportunity for the site to be promoted for an allocation in the emerging Local Plan over the next few years, with the forthcoming changes to the NPPF likely to increase the prospects for successful promotion.

ACCESS

Access to the site is via a driveway from Salmonds Grove to the existing buildings on site. It is understood that this is currently too narrow to accommodate any development of size, but it is believed that this could be accommodated by widening the access point with the site boundary to an acceptable width of 5.5 metres.

Having discussed the site with a consultant it is believed that this access would be acceptable in design/capacity terms. It is recommended that all parties undertake their own due diligence to satisfy themselves.



METHOD OF SALE

It is the clients’ objective to maximise value through the most appropriate means possible. This could be by way of an Option Agreement or Promotion Agreement.

Proposals should be sent by email to James.Marner@nmrk.com and Oliver.Rowlands@nmrk.com and received **no later than 12.00pm** on Thursday 11th June 2026 .They must set out the background of your organisation, your approach to planning, together with the basic terms of the proposed agreement, covering the following points:

- Form of agreement – Option or Promotion;
- Initial premium;
- Timeline/term of the agreement;
- Proposed cap for planning promotion costs; and
- Confirmation of contribution to be made to the landowner’s legal and surveyor’s costs in setting up the agreement and monitoring costs going forward.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

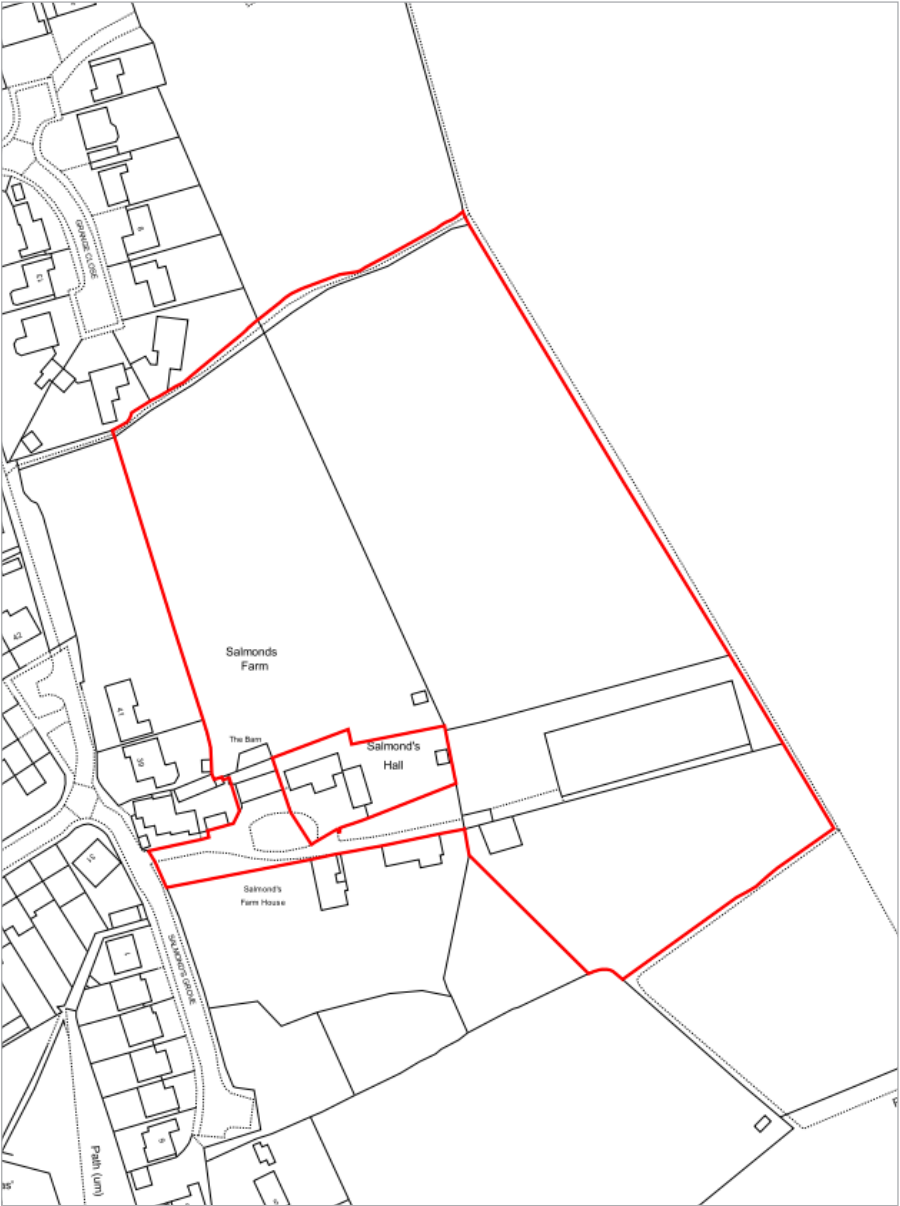
The land is offered subject to, and with the benefit of all existing wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

The site is not elected for VAT.

VIEWINGS

Viewings should be arranged strictly by appointment with Newmark. Applicants should note that Newmark take no responsibility for any injury or accidents on the property. Viewers and visitors do so at their own risk.



Contacts

For further information please contact:

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Particulars issued April 2026.