



For Sale

Blenheim House, Eagle Way, Brentwood,

- Located in close proximity to the highly popular Brentwood Town Centre;
- Grade II listed building with potential for residential refurbishment or redevelopment, subject to necessary consents;
- Freehold interest.



Ministry
of Defence

**AVISON
YOUNG**

Highlights

- Freehold for sale by informal tender.
- Suitable for residential refurbishment or redevelopment, subject to the necessary consents.
- Site extends to c. 0.487 acres (0.197 hectares);
- Located in close proximity to the highly popular Brentwood town centre;
- Building extends to approximately 5,603 sq ft GIA;
- Grade II listed;
- Unconditional offers invited.

**Deadline for offers: 4th
December 2025**



Opportunity

The sale of the property known as Blenheim House provides an excellent opportunity to acquire an existing grade II listed building, situated in the highly popular Brentwood town.

The site represents an excellent residential development opportunity located in Brentwood. The site extends to c. 0.487 acres (0.197 hectares).

Description

Blenheim House is a Grade II listed building built in 1873. It is the former Royal Anglian Regimental Headquarters and comprises a large house with attached caretakers' residence, parking area and garden. The site is vacant with a combined area of 5,603 sq ft (GIA) for the main house and caretaker's house.

Tenure

The freehold is held by The Secretary of State for Defence and registered under title number EX781617. A legal note will be provided within the data room with further details. The site will be sold freehold with vacant possession. All interested parties should make their own legal enquiries.

Viewings

A strict 'by appointment only' viewing protocol is in place. Please contact a member of the AY team to book an appointment.

Planning

The site is located within the administrative boundary of Essex County Council (ECC).

In land use terms, the existing barracks/military-related use (sui generis) is no longer needed to meet the military's needs. As such, the existing site is vacated and will be surplus to the military's requirements. Whilst the Site is technically designated as a 'community facility'

within the adopted Local Plan, we understand that the building has not been publicly accessible, nor has it comprised a 'community facility' in the past. As such, we consider there to be potential to negotiate a change of use at the Site.

Given that the Site is surplus to the military's future needs, development proposals which would bring the listed building back into an appropriate use are likely to be viewed favourably.

The principle of delivering residential development at the Site, through change of use, is broadly supported in accordance with relevant adopted planning policies which promote the redevelopment of previously developed and available sites .

The Avison Young planning appraisal report can be found within the data room.

VAT

The site is not elected for VAT.

Offer and Terms

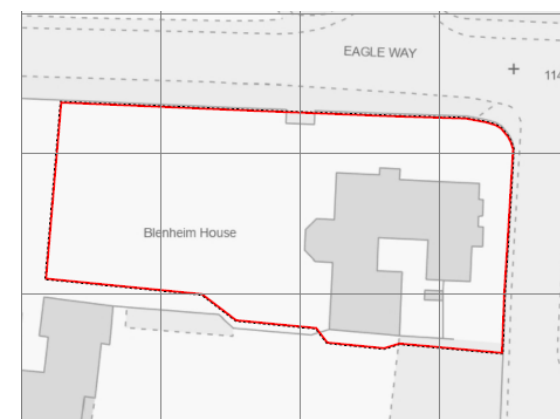
The site is being marketed for sale by way of an open informal tender process. Unconditional offers are invited for the freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail only to:

james.warner@avisonyoung.com

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Location

The site is located off Eagle Way in Warley, south Brentwood, Essex. The site is situated approximately 2 miles to the east of the M25 and approximately 1 mile to the south of Brentwood train station, with direct trains into London Liverpool Street taking between 34 and 40 minutes. The site is also located 100 meters from a bus stop on The Drive, which is served by 4 bus services and provides links to neighbouring towns.

The surrounding area is predominantly residential-led, with some retail and leisure premises to the north.

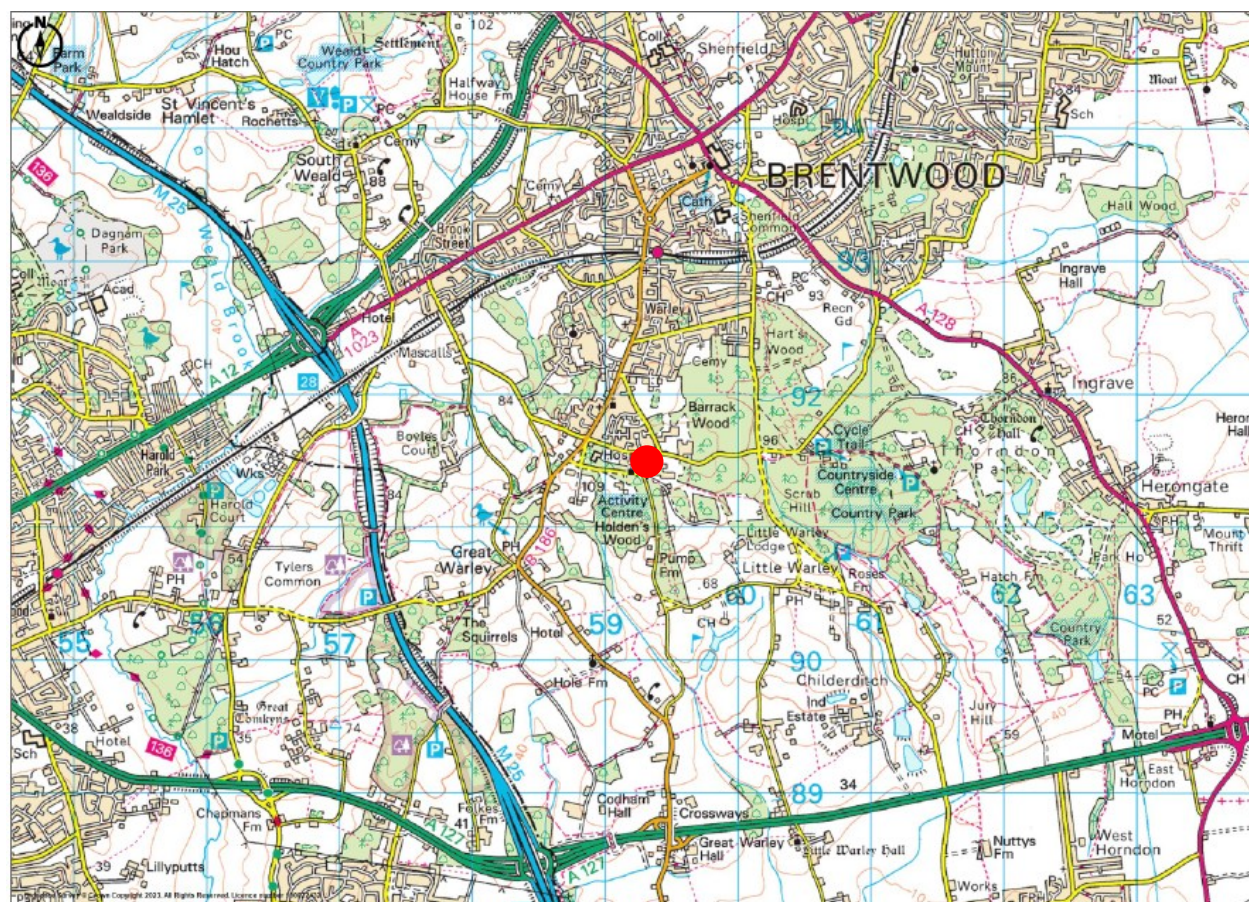
The site is well positioned in relation to local amenities, with Warley Primary School and Hartwood Hospital located circa 0.3 miles and 0.4 miles away respectively.

Supporting information

We have been provided with the following information which will be made available via the Avison Young website:

- Title Information
- Asbestos Report
- Topographical Survey
- Avison Young Planning Appraisal Report
- UXO Risk Assessment
- Heritage Report
- Quadrennial Report

To access this information please [here](#).



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more please get in touch.

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- 4) Two forms of identification.

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