



Unique Residential Development Opportunity  
Dunton Hills Garden Village - Phase 1 Gateway  
Approximately 300 Dwellings



**HAWKSMOOR**  
ADDING VALUE



**Whirledge  
&Nott**

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Red line boundary is approximate and for illustrative purposes only

## Phase 1 Gateway, Dunton Hills Garden Village, Tilbury Road, West Horndon, Brentwood, CM13 3LT

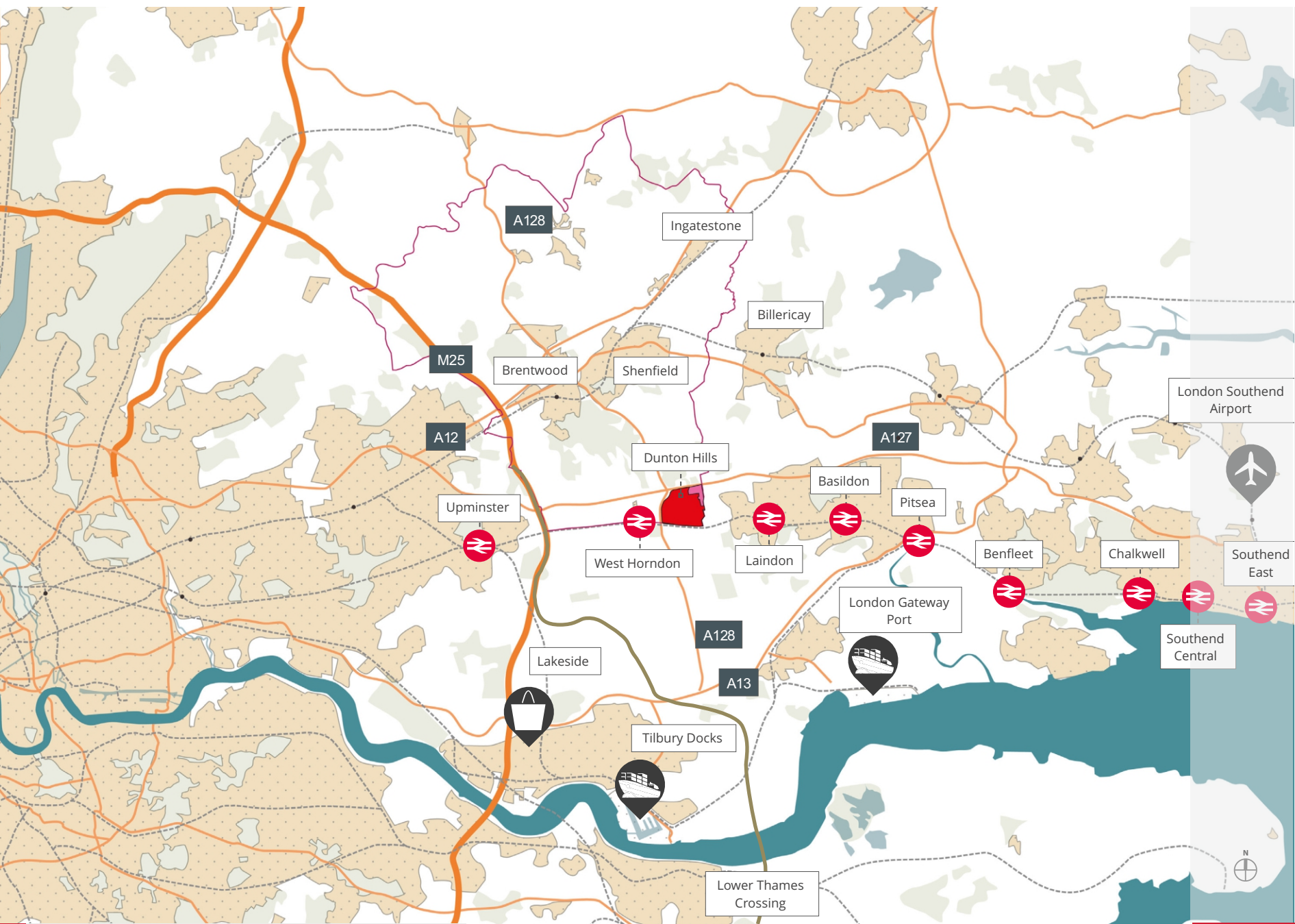
CEG Land Promotions Limited (CEG) together with the landowners have instructed Whirledge & Nott and Hawksmoor to offer for sale this unique development opportunity, comprising the Phase 1 Gateway to Dunton Hills Garden Village in Brentwood Borough in the County of Essex.

This parcel provides an exciting opportunity for a lead developer to establish the quality and place of Dunton Hills Garden Village.

Although the focus of the tender is on this initial Phase 1 Gateway parcel, parties will have the opportunity to express interest in the wider scheme.

Phase 1 Gateway comprises:

- Approximate area of 51.3 Acres (20.76 hectares)
- Anticipated to accommodate circa 300 dwellings
- Includes requirement to provide a serviced land parcel for a 2FE primary school



- KEY**
- Application Boundary
  - DHGV Allocation Boundary
  - Brentwood Borough Boundary
  - Key Open Space
  - Settlement
  - Motorway
  - A Road
  - Railway Line
  - Railway Station

## Background

Dunton Hills Garden Village (DHGV) was designated as one of fourteen garden villages by the Government in January 2017 and is identified in the adopted Brentwood Borough Local Plan as a strategic housing allocation under Policy R01 for 'a mix of uses to comprise around 1,650 homes in the plan period (as part of an overall indicative capacity of around 4,000 homes to be delivered beyond 2033) together with the necessary community, retail and employment development and comprehensive infrastructure to support a self-sustaining, thriving and healthy garden village'.

The DHGV allocation covers an area of approximately 256ha (632 acres).

CEG have promoted and submitted an outline planning application (Ref 21/01525/OUT) for the vast majority of the DHGV (approximately 231ha, 570 acres) referred to as Dunton Hills (refer to planning section overleaf).

## Location

Dunton Hills strategically sits approximately 32km east of the City of London and approximately 5.5km from the M25 motorway. To the east of DHGV is the town of Basildon, whilst Brentwood is located to the north west. The village of West Horndon lies just over 1km to the west of DHGV.

Other major destinations in the wider area comprise the regional shopping centre at Lakeside, Tilbury Docks, the new London Gateway Port and London Southend Airport.

In terms of strategic transport and movement, DHGV is within close proximity to two major strategic routes. The first is the A127 to the north (which connects the area to London and the M25 to the west and Basildon and Southend in the east). The second is the A128 to the west of DHGV, which links the area to Brentwood in the north and the A13 in the south.

DHGV is within 20-30 minutes walking distance /5-8 minutes cycle of West Horndon Railway Station to the west. From here, C2C train services are available to major destinations including London Fenchurch Street, Stratford, Barking, Basildon and Southend-on-Sea.

## Planning Permission

In September 2021 CEG submitted an outline planning application with all matters reserved except for access, to Brentwood Borough Council (Ref: 21/01525/OUT).

The outline planning application provides for the erection of a mixed-use garden community comprising:

- Up-to 3,700 dwellings (Class C3) including affordable housing and self-build plots
- 3 no. up to 80-bedroom care homes (Class C2)
- 5 gypsy and travellers pitches
- Secondary/all through school with Community Sports Hub comprising indoor and floodlit outdoor sports facilities (4 pitches including up-to 2 with all-weather surfaces) and a MUGA (Class F) on a 7.9ha site
- Up-to 3 primary schools with early years provision (Class F) each on a 2.4ha site
- An Employment Hub with up-to 24,000sqm (GIA) Class E and 8,600sqm (GIA) Class B8 plus a children's nursery/crèche of 400sqm (Class E)
- Village Centre with market square/public realm including community building (Class F), mobility hub, up-to 10,400sqm Class E (including retail, office, healthcare, place of worship, gymnasium, and children's nursery/crèche uses) uses together with public house, betting shops and hot food take away units
- Cricket ground with pavilion
- Football hub with changing/social facilities and 2 floodlit pitches
- Two all mode accesses from Tilbury Road and a modified junction Station Road/Tilbury Road.
- Green and Blue infrastructure including sustainable urban drainage, play areas (MUGAS, LEAPs and LAPs), mobility routes, community growing space, orchard, viewing platform, Village Green, biodiversity enhancement and landscaping.

The Council resolved on 29 November 2023 to grant planning permission subject to the final draft planning conditions and S106 Agreement being presented back to Committee for approval which is anticipated to take place in Q1 2025.



Red boundary is approximate and for identification purposes only

Credit: Broadway Malyan

## Illustrative Masterplan

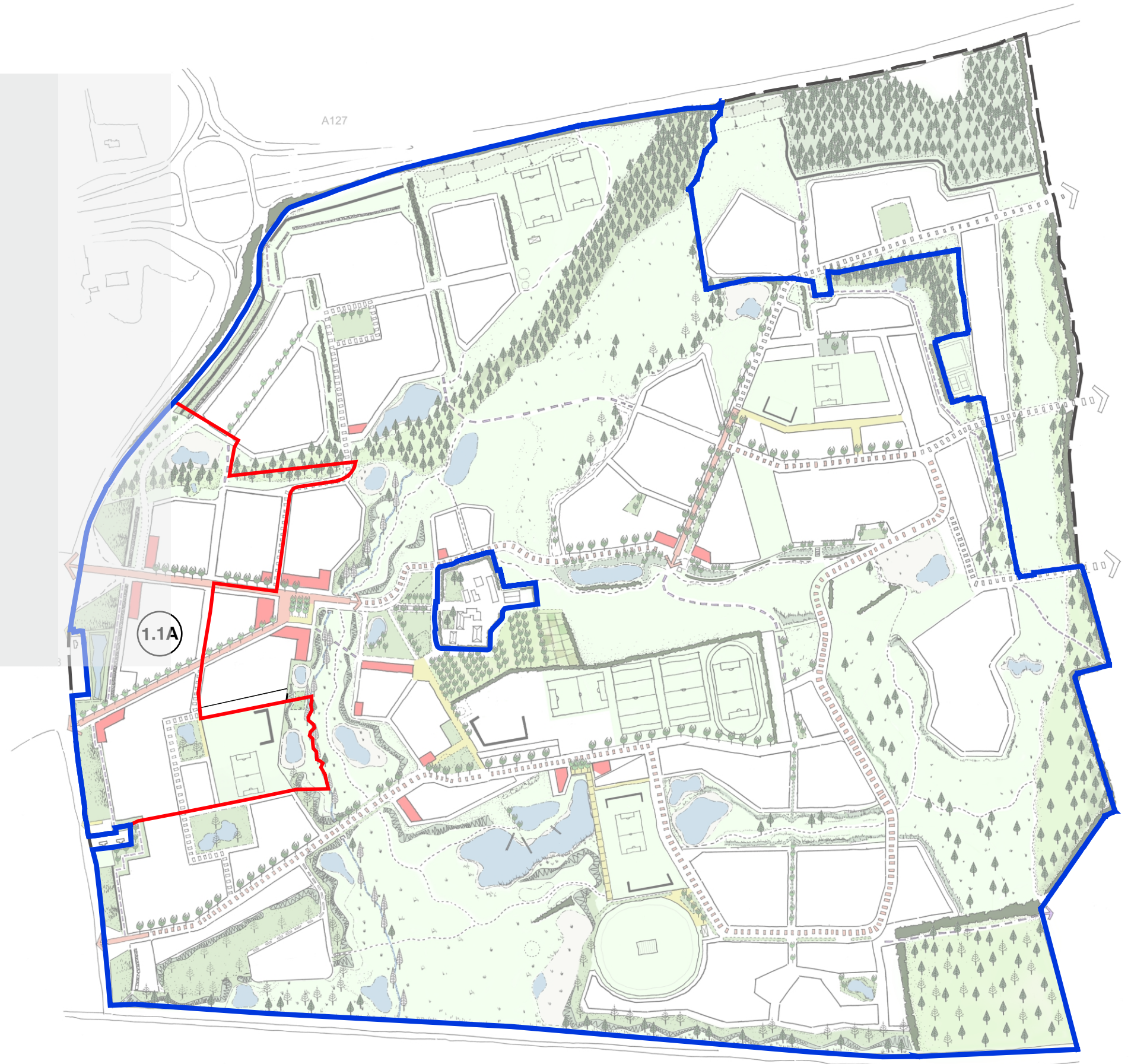
Phase 1 Gateway comprises c. 51.3 Acres (20.76 hectares) of primarily arable farmland and part of the Dunton Hills Family Golf Centre. The historic farmstead of Dunton Hills Farm, located at the heart of the Dunton Hills planning permission sits to the immediate east of Phase 1 with the entrance to Phase 1 providing a tree lined avenue with long views to the Grade II listed farmstead.

Phase 1 Gateway is anticipated to accommodate c. 300 dwellings from the main vehicular access being a new roundabout junction on the A128. This is in the approximate location of the existing smaller roundabout constructed to serve the commercial development to the west.

Phase 1 Gateway will also deliver a second key avenue for the Village in the form of a mobility corridor that will ultimately link the Village Centre and Market Square to the A128 and onwards to Station Road. This will accommodate pedestrian, cyclists and buses only.

A Village Centre is proposed at the heart of Dunton Hills around a new Market Square that sits adjacent to Phase 1 Gateway and will be delivered in a subsequent phase. It is envisaged that this square will be framed by apartments (potentially a care home) along with other non-residential uses such as community building, mobility hub, retail, healthcare, children's nursery etc.

The Phase 1 Gateway will also provide a serviced land parcel for the Dunton Fanns two form entry primary school.



## Information Pack

A detailed information pack is available on a dedicated website. Log in details will be provided following receipt of an expression of interest. The following documents will be available (this list is not exhaustive):

- Planning Documents
- Topographical Survey
- Ground Investigation Report
- Phase 1 Constraints Plan
- Phase 1 Proving Layout
- Phase 1 Drainage, Services, Earthworks Strategies

Bidders should allow for the technical findings contained within the information pack when submitting their offer.

## Infrastructure, Section 106 and CIL

The successful Phase 1 Gateway developer will be required to deliver specific infrastructure items that not only serve this phase but subsequent phases.

Details of the specific infrastructure obligations are set out within the information pack and should be accounted for within any offer.

In addition to these infrastructure obligations the successful developer must meet the 30% affordable housing requirement. All other S106 obligations will rest with CEG and parties are to bid gross of S106 obligations other than the 30% affordable housing.

Brentwood Borough Council Community Infrastructure Levy (CIL) confirms a nil rate for Dunton Hills Garden Village.

## Tenure

Phase 1 Gateway will be sold freehold subject to rights reserved to facilitate the infrastructure and servicing works.

## VAT

The sale will be subject to VAT, and all offers should be clearly stated as a figure plus VAT.

## Method of Sale

Hawksmoor and Whirledge & Nott have instructions to market Phase 1 Gateway via an informal tender process with a view to selling it at the best consideration, achieved as a result of the marketing campaign. CEG and the Vendors do not undertake to accept the highest or indeed any offer.

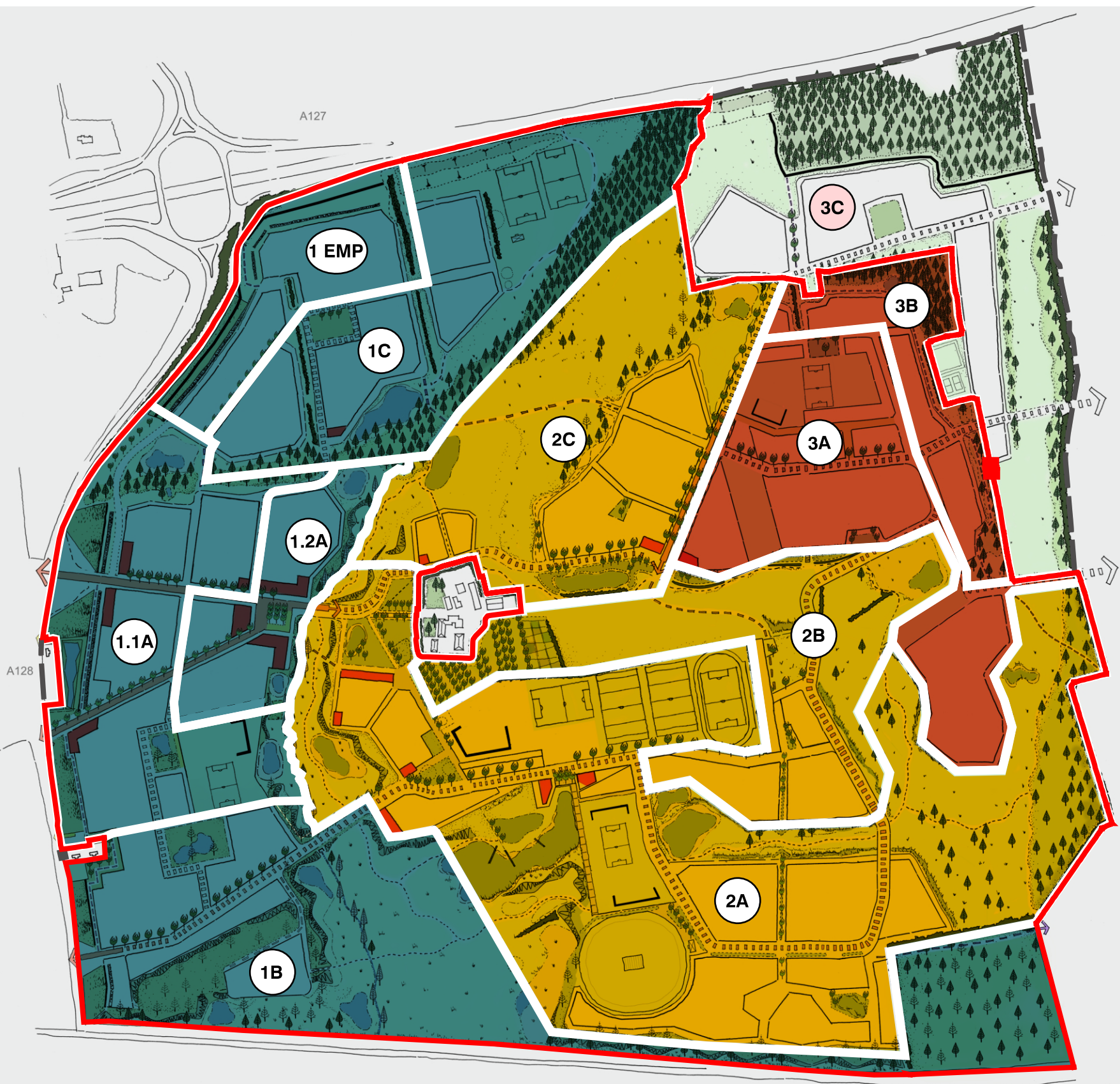
Offers are invited on an **unconditional basis**.

Alternative offers on a subject to reserved matter basis are unlikely to be considered but can be presented as an alternative variant bid.

Interested parties are directed to the sales summary and bidding guidelines contained within the information pack. Further bidding criteria will be provided to interested parties 2 weeks before the tender due date.

Offers are invited to be submitted by 12 noon on Wednesday 22nd January 2025.





- KEY**
- Land Ownership Boundary
  - Proposed Development - Phase 1
  - Proposed Development - Phase 2
  - Proposed Development - Phase 3

## Viewing Arrangements

Viewing is strictly by appointment only. Formal viewing days will be taking place so please make an appointment through the selling agents. Prospective purchasers should be aware that the inspections are made entirely at their own risk and neither the vendor nor their agents can accept any liability arising from such inspections.

## Contact Information

If you would like to discuss Phase 1 Gateway in further detail, please do not hesitate to contact Martin Jordan at Whirledge & Nott, Lisa Wells at Hawksmoor, or Sophie Pryor at CEG.

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