

Norton Field Farm

NORTON HEATH, INGATESTONE

Commercial and Residential Development Opportunity



KEY HIGHLIGHTS

- Site area extends to approx. 11.47 hectares (28.34 acres).
- Situated within Norton Heath, in the Epping District of Essex.
- Comprising a mix of commercial space, paddock land, and residential accommodation.
- Vendor open to marketing the commercial and residential parcels separately.
- Cleud for Storage and crushing of 8000 tonnes per annum of concrete or hardcore.
- Guide Price - Offers invited

LOCATION

Norton Heath is a peaceful rural hamlet in Essex with excellent connectivity. Chelmsford is just 6 miles away, around 10 minutes by car, while London is easily reached via rail from Ingatestone Station, approximately 4.3 miles from Norton Heath, with direct services to London Liverpool Street taking from around 35 minutes. London Stansted Airport is also conveniently located approximately 21 miles away, accessible in around 28 minutes by car via the M11 and A414.

Norton Heath offers tranquil countryside living, with everyday amenities available in neighbouring villages and in nearby Ongar and Blackmore. Local pubs, cafés, and shops are limited within the hamlet itself, but wider amenities including supermarkets, services, and leisure facilities are easily reached in the surrounding area. Chelmsford provides extensive shopping, dining, cultural attractions, and leisure options just a short drive away.

The area offers a selection of well-rated schools, including Good Ofsted-rated Blackmore Primary School & High Ongar Primary School as well as Essex's highest-performing grammar and independent schools, in Chelmsford.



SITE DESCRIPTION

The site is developed with a mix of commercial and agricultural buildings and extensive areas of hardstanding. Existing development comprises ten poultry buildings, three commercial buildings used for a combination of operations and B1/B8 uses, and the remaining shell of a former agricultural building. The western part of the site includes hardstanding currently used in connection with a demolition and waste-crushing business, with the layout illustrated on the submitted existing block plan.

The wider landholding, is characterised by a mix of rural and commercial uses. Norton Field Farmhouse, comprising residential buildings, lies to the west. To the south of Norton Green Farmhouse is land with planning permission for use as a camping and touring caravan site, while Maple Field to the east accommodates equestrian-related uses. Open countryside lies to the south. The site lies entirely within the Metropolitan Green Belt.

The site's full planning history is available within the Data Room. By way of overview, the vendor's planning summary highlights the extensive planning background of the site, which has benefited from numerous planning consents and ongoing improvements to both the land and existing buildings. Importantly, the site also offers clear scope for a developer or investor to further enhance the accommodation, providing an opportunity to add value and increase future rental income.

Rental Income Example

	Potential Monthly Rent	Activity	Annual Rent
Unit 1	£1,517	Dog Day care including paddock	£18,204
Unit 2	£1,083.33	Storage	£13,000
Unit 3	£2,600	Storage	£31,200
Unit 4	£2,000-£3,000	Empty	£24,000 - £36,000
Unit 5	£2,166.66	Courier	£26,000
Unit 6	£2,166.66	Car Repair & Sales	£26,000
Unit 7	£3,000	Car Sales and Yard	£36,000
Unit 8	£2,166.66	Storage	£26,000
Unit 9	£1,033.33	Storage	£12,400
Yard 1	£1,000	Tree Surgeon	£12,000
Yard 2	£2,000	Container Storage	£24,000
Yard 3	£2,000	Concrete Crushing	£24,000
			£210,404
Potential Green Frame	£5,000	xxx	£60,000
Total			£308,804



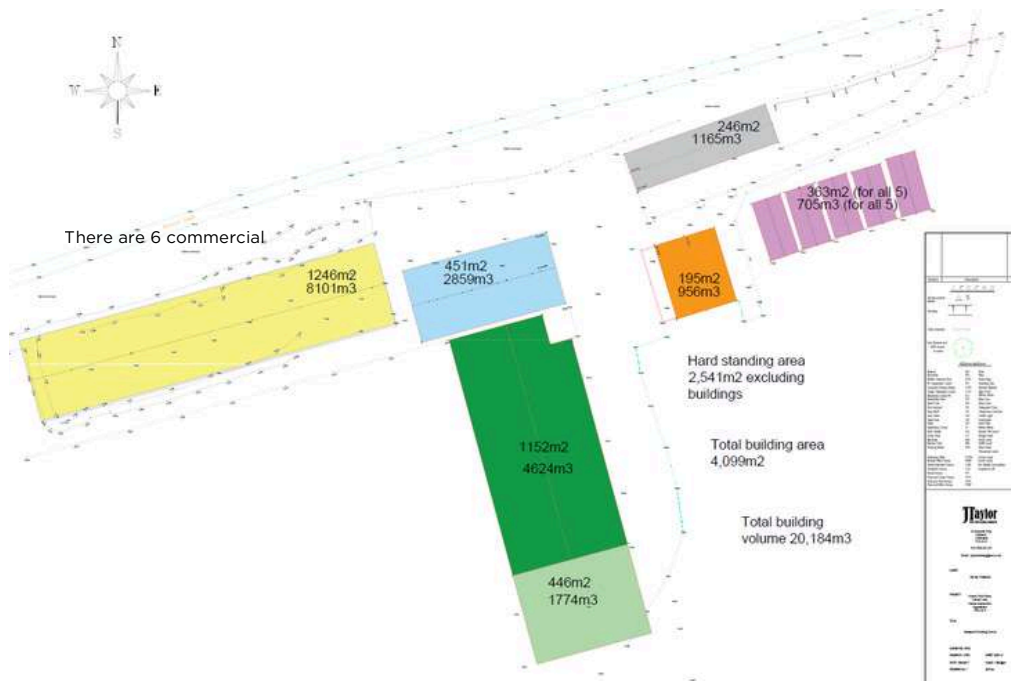
OPPORTUNITY

The property presents an excellent opportunity for an investor or developer, comprising a brownfield site with an active planning history and an established commercial use. The site benefits from an existing income stream, which can be transferred to any purchaser.

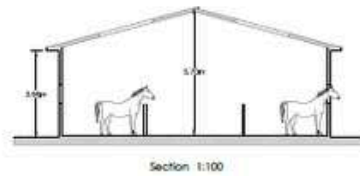
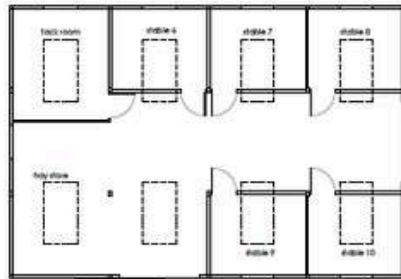
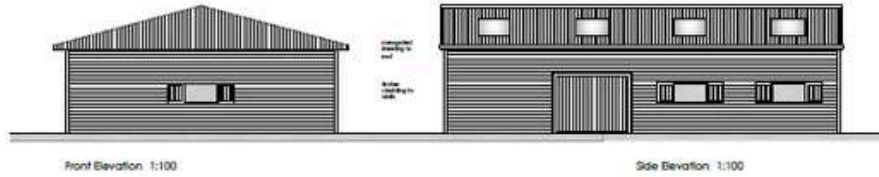
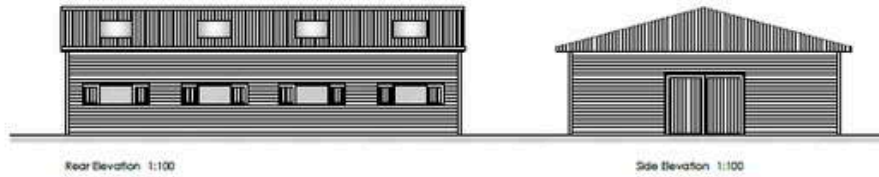
There is clear potential for intensification across the site, including improvement works to the existing steel portal frame building. In addition, the land outlined in yellow benefits from planning permission for two new stables. This parcel can be acquired separately; however, the vendor's preference is for a sale of the whole.

The equestrian land known as Maple Field, shown in yellow, has recently secured planning permission for two stables under references EPF/0053/24 and EPF/1854/23. The field already benefits from existing utilities that can be connected into. Maple Field can be purchased separately from the land outlined in red, although the preference is for a sale of the combined site.

COMMERCIAL AREA PLAN

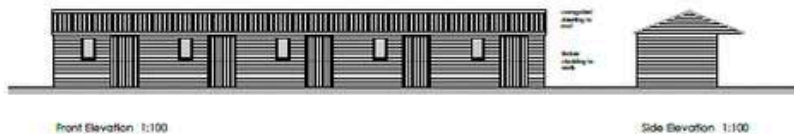
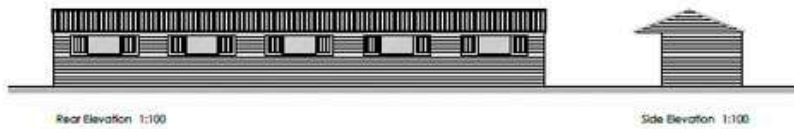


PROPOSED PLANS AND ELEVATIONS



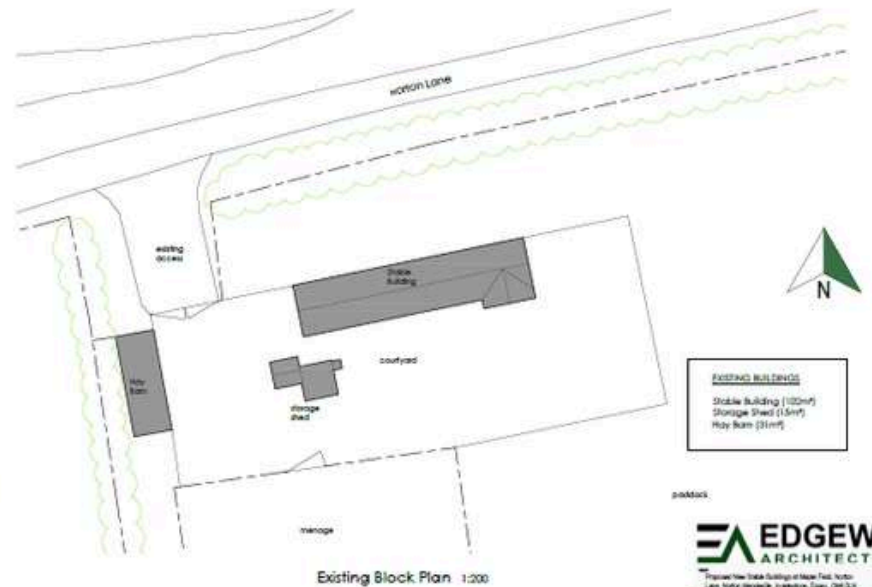
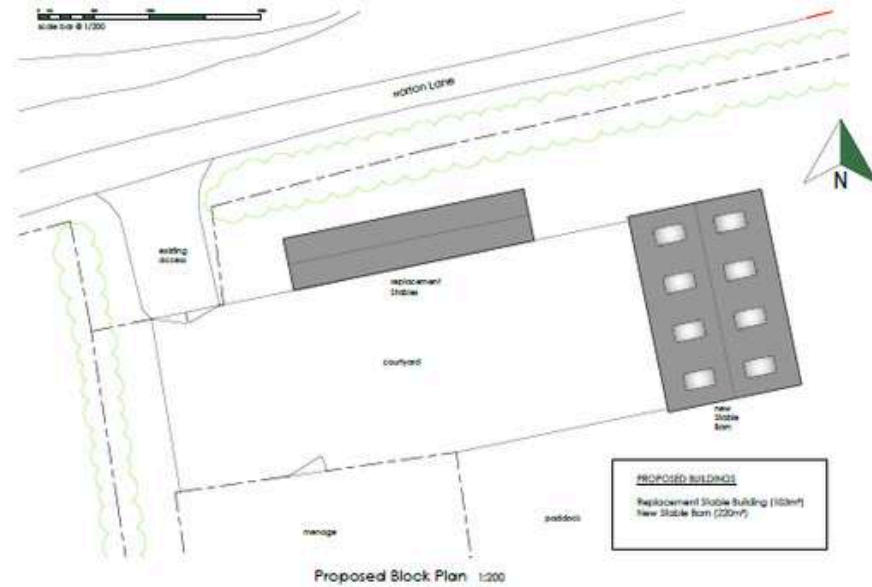
Floor Plan 1:100

Stable Barn



Floor Plan 1:100

Replacement Stables

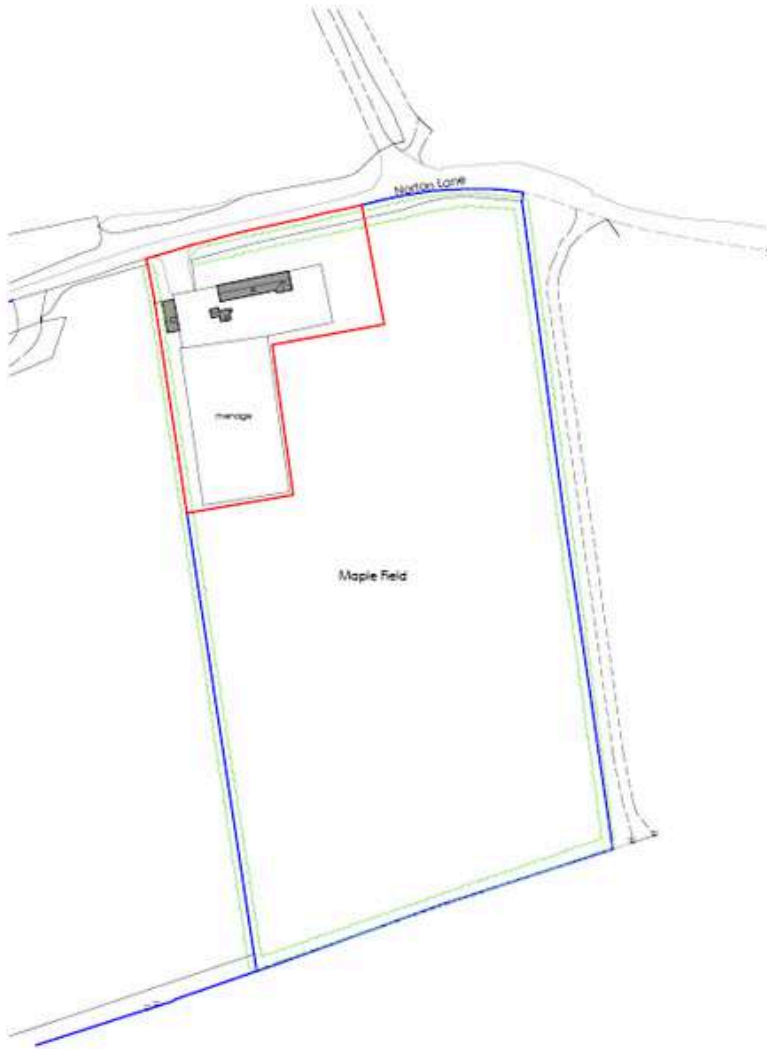


EDGEWAY ARCHITECTURE

Project: New Stable Buildings at New Field, North Lane, North Waverley, Victoria, 3104, Australia

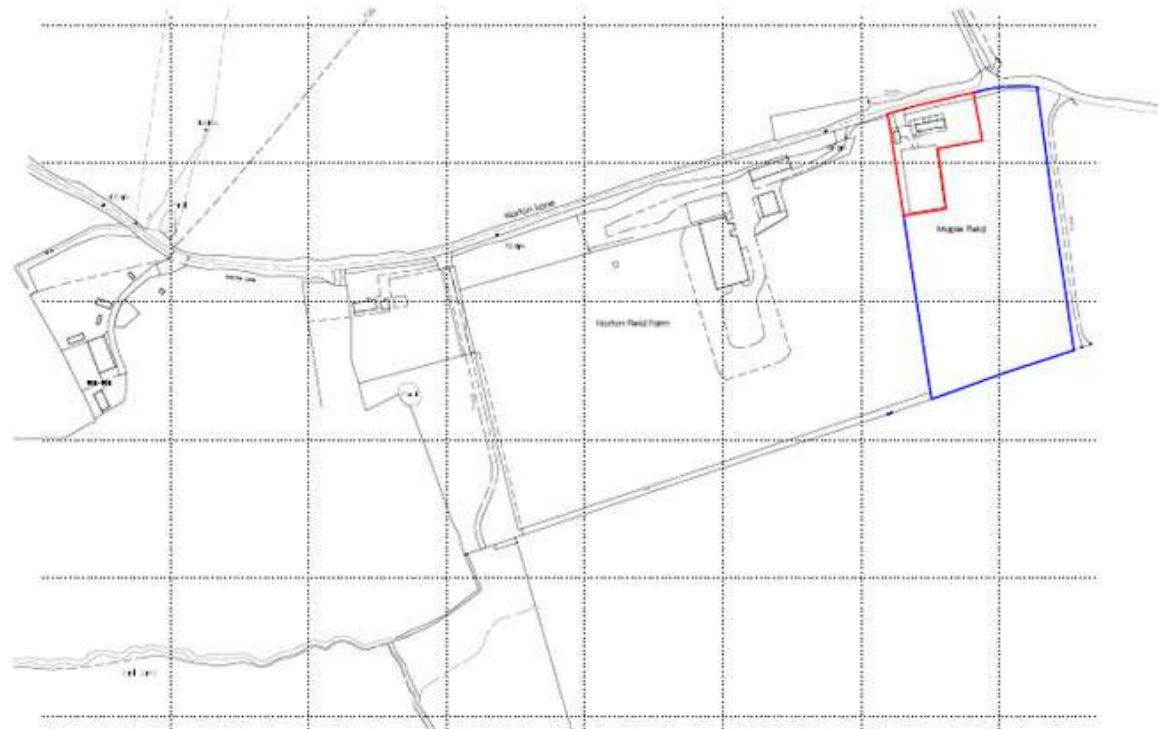
Proposed Layout	Planning	Control District
✓	✓	✓
Project No.	Client	Scale
EA0043PL3		A

scale bar @ 1/1000



Block Plan 1:1000

scale bar @ 1/2500



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Location Plan 1:2500

EXISTING BUILDINGS

- A = Stable Building (102m²)
- B = Storage Shed (15m²)
- C = Hay Barn (31m²)



Proposed New Stable Buildings at Maple Field, Norton Lane, Norton Manselville, Ingelstone, Eves, CM4 0LN

Drawn By		Checked By		Date	
Site Plans	Planning	Daniel Chisholm			
Rev	By	Date	Drawn	Checked	Scale
1	AD	June 2023	010	EA0042/PL1	

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PLANNING SUMMARY

The site has a varied planning history, which is summarised within the data room. Set out below is a summary of the most recent planning consents across the various uses within the site. A full description and detailed timeline of the site's planning history is available in the data room.

Main Dwelling Houser Applications				
EPF/1701/24	Removal of condition 3 'Agricultural Occupancy Condition' on planning permission EPF/0979/03 (Erection of permanent dwelling to be used in connection with agricultural uses.)	20/11/24	Granted	
Inert Transfer /Recycling Road				
ESS/54/24/EPF	Use of land for the import and storage of up to a maximum of 8,000 tonnes, with stockpiles of no more than 5 metres in height, of construction and demolition waste comprising hardcore and concrete. Processing and crushing of imported materials and export of crushed material.	28/10/24	Granted	
APP/Z1585/X/22/3309022	Certificate of Lawful Use for use of land for inert transfer/recycling yard, including screening/crushing of demolition waste			
Camping and Touring Caravan Site				
EPF/2709/16	Change of use of agricultural land to camping and touring caravan site, erection of toilet and shower block building, construct passing place along existing track and implement landscape planting.	24/01/17	Approved	
Residential Development				
EPF/2638/23	Demolition of all buildings and removal of all hardstanding areas and proposed residential re-development comprising 20 self-build dwellings and improvements to existing access. Provision of open space, allotments and communal garden.	21/05/24	Refused	
Dog Walking and care				
EPF/1644/24	Retention of doggy daycare use in unit 1 and adjacent field parcel.	20/12/24	Refused	
Agricultural and Commercial Buildings				
EPF/3444/17	Certificate of lawful development for change of use of part of existing building from B1(c) use (Brewery) to B8 use (Storage and distribution)	09/03/18	Granted	
EPF/2024/17	Application for approval of details reserved by condition 2 'Land Contamination' of planning permission EPF/1824/16 (Change of use of duck barn to flexible uses comprising Class B1 Business and/or Class B8 storage and distribution with associated internal and external alterations)	19/12/17	Approved	
EPF/1824/16	Change of use of Duck Barn to flexible uses comprising Class B1 Business and/or Class B8 storage and distribution with associated internal and external alterations.	29/09/19	Approved	
Maple Field				
EPF/0053/24 & EPF/1854/23	Full Planning Permission for Proposed replacement stables and barn.	20/12/23	Approved	



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VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchaser should note that Savills take no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

VAT

Any guide prices quoted or discussed are exclusive of VAT. If a sale or any part of it or any right attached to it becomes chargeable to the purpose of VAT, such tax shall be payable by the purchaser.

METHOD OF SALE

The site is being marketed by Private Treaty, with offers invited on an unconditional basis only. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

DATA ROOM

For further information on the Planning, technical and legal aspects of the site please find the full documentation within the Dataroom -

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of ways, whether mentioned in these particulars or not.

CONTACT

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