

EAST DEVELOPMENT CHELMSFORD



SAVILLS DEVELOPMENT 2025 DEALS

The Savills Chelmsford Development team transacted on 15 deals with capacity for 1,260 units with a total land value of £111 million.

Unlocking the best value at every stage of your development lifecycle.



LAND AT CHELMSFORD ROAD

Date	Q4 2025
Location	Shenfield, Essex
Existing use	Greenfield
Size	9.22 hectares (22.79 acres)
Summary	Strategic land advice and price negotiation with Barratt Redrow in relation to the disposal of approximately 22 acres in Shenfield, Essex. The site benefitted from a full planning permission for 191 units.



KECKSYS FARM

Date	Q2 2025
Location	Sawbridgeworth, Hertfordshire
Existing use	Greenfield
Size	5.6 hectares (13.94 acres)
Summary	The property had full planning permission for 85 dwellings with infrastructure and demolition of an existing home, plus outline planning consent for 99 dwellings with open space, landscaping and infrastructure.



COLCHESTER GARRISON

Date	Q1 2025
Location	Colchester, Essex
Existing use	Ex-MOD buildings
Size	1.45 hectares (3.59 acres)
Summary	The property comprises nine buildings of various conditions. Benefitted from approved planning permission to convert the unit into 70 residential dwellings.



LAND AT BROOK STREET

Date	Q1 2025
Location	Halstead, Essex
Existing use	Hybrid Greenfield/Brownfield land
Size	2.14 hectares (5.3 acres)
Summary	The site comprises two individual parcels separated by a central brook. Sold with a site allocation for 30 dwellings.



HOPKINS HOMES PORTFOLIO

Date	Q2 2025
Location	Melton, Suffolk
Existing use	Offices and mixed use
Size	5.67 hectares (14.02 acres)
Summary	The portfolio, comprising office space, a former church and business units, was sold with the potential for redevelopment to residential use, subject to planning.



HIGH ONGAR ROAD

Date	Q3 2025
Location	Ongar, Essex
Existing use	Greenfield
Size	4.61 hectares (11.39 acres)
Summary	Strategic land advice and price negotiation with Persimmon Homes. The property, extending to 11.39 acres, was granted a detailed planning consent for 129 new homes in 2024.

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DISPOSAL

MOOR HALL

Date	Q4 2025
Location	Aveley, Essex
Existing use	Existing residential/events space
Size	0.98 hectares (2.5 acres)
Summary	Previously used as a wedding venue, the site was sold with planning permission granted for a change of use to a Special Education Needs (SEN) school.



STRATEGIC

BURY LANE

Date	Q1 2025
Location	Hatfield Peverel, Essex
Existing use	Greenfield
Size	2.61 hectares (6.46 acres)
Summary	The site was submitted by the landowners as part of Braintree's Call for Sites process. Assisted the client in finding a promotion partner to promote the site through the emerging Local Plan.



STRATEGIC

THE BRIGHTWELL ESTATE

Date	Q4 2025
Location	Ipswich, Suffolk
Existing use	Agricultural land & buildings
Size	Approx. 89 hectares (220 acres)
Summary	The site extends to approximately 220 acres of primarily agricultural land, with no prior planning history. Offers were invited by way of option & promotion agreements, attracting significant interest.



CONSULTANCY

ROOTS HALL, SUFC

Date	Q2 2025
Location	Southend on Sea, Essex
Existing use	Football stadium
Summary	Appointed to provide residential development advice with regard to the 'high profile' redevelopment of Southend United FC's spectator stands. Collaborated with our Commercial and Hotels teams.



CONSULTANCY

BOURNES GREEN

Date	Q1 2025
Location	Southend on Sea, Essex
Existing use	Greenfield
Summary	Appointed to provide residential development consultancy services in relation to Bournes Green - a 2,000-home urban extension to the north of Southend on Sea, Essex.

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VALUATION

STONDON MANOR

Date	Q2 2025
Location	Brentwood, Essex
Type	Prime residential valuation
Summary	Red Book valuation of a large country house for tax and trust purposes. Comprises a main residence over 8,000 sq ft, together with a pool house and two-bedroom ancillary cottage, set within more than six acres.



VALUATION

SLADES HILL

Date	Q2 2025
Location	Enfield, Greater London
Type	Residential development valuation
Summary	Valuation for loan security purposes. A large detached property in Enfield with planning consent for demolition and redevelopment into six high-end townhouse dwellings.



VALUATION

GREENACRES

Date	Q2 2025
Location	Benfleet, Essex
Type	Prime residential valuation
Summary	Red Book valuation of a substantial five-bedroom detached residence, extending to c.25,000 sq ft over basement, ground, first and second floors, set within a 2.47-acre plot.



VALUATION

THE MILL

Date	Q3 2025
Location	Ipswich, Suffolk
Type	Residential development valuation
Summary	Valuation for secured lending purposes. The property comprises a part-complete residential development which will provide 85 studio, one, two and three-bed apartments upon completion.



VALUATION

WATERSIDE MARINA

Date	Q4 2025
Location	Brightlingsea, Essex
Type	Mixed use investment valuation
Summary	A freehold asset comprising 193 residential dwellings, three commercial units, and a marina. Undertaken for loan security valuation.



VALUATION

UNION HOUSE

Date	Q3 2025
Location	Billerica, Essex
Type	Office & retail investment valuation
Summary	A multi-let property comprising six ground floor retail units beneath two upper floors of office accommodation, with a rear car park. Undertaken for loan security valuation.

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SAVILLS CHELMSFORD DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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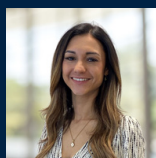


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