

FOR SALE

Development Opportunity (STP*)

0.69 Acres/0.28 hectares (excluding road)

Buildings 10,378 sq ft/964 sq m

Billericay Police Station, High Street, Billericay, Essex, CM12 9AD



- Potential development opportunity / alternative use, subject to planning
- Walking distance to railway station
- Prominent corner position close to shops & restaurants
- Dual road access with parking to front & rear

KEMSLEY LLP
LAND & DEVELOPMENT
www.kemsley.com

Kemsley LLP, 113 New London Rd, Chelmsford, Essex, CM2 0QT

Billericay Police Station, High Street, Billericay, Essex, CM12 9AD

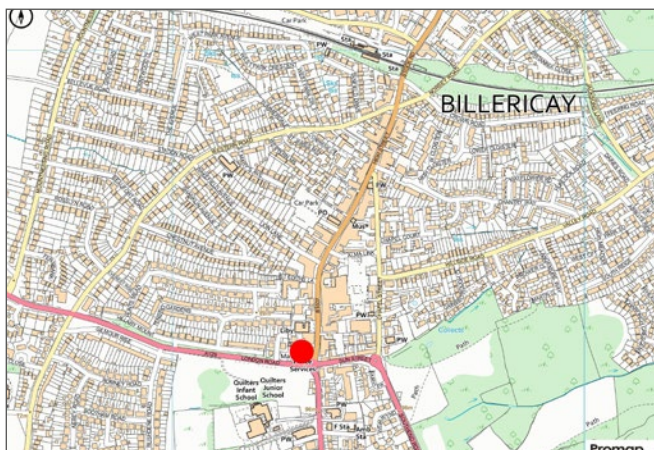
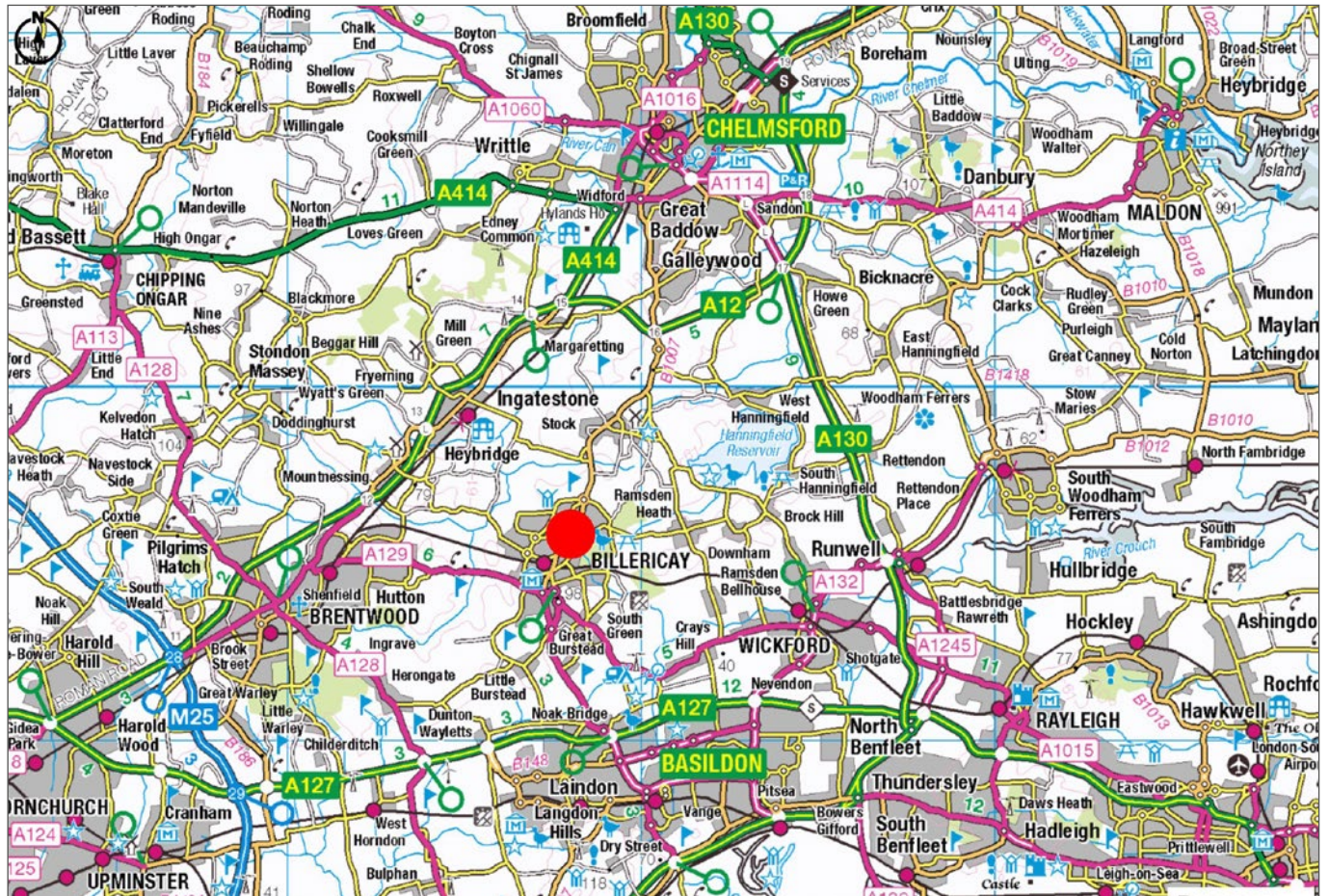
Location

Billericay is situated in south east Essex approximately 35 miles east of Central London and 10 miles distant of the M25 and national motorway network, accessed via J12 of the A127 Arterial Road. Billericay has a mainline railway station providing regular services into London Liverpool Street to the west and Southend Victoria to the east.

The property is located on the west side of the High Street at the southern end, and at its junction with London Road, Laindon Road and Sun Street. The area is mixed use in nature with residential, retail, office and open space dominating surrounding uses.

Description

The subject property is a purpose built Police Station and former Magistrates Court being two and three storey in height, set back from the High Street. The property benefits from car parking to the front and a secure yard with vehicular access to the rear via Burghstead Close, plus a series of outbuildings/garages.



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Floor Areas

Main Police Station:

Ground floor	3,448 sq. ft	320 m ²
First floor	2,450 sq. ft	228 m ²
Basement	323 sq. ft	30 m ²

Former Court House:

Ground floor	1,684 sq. ft	157 m ²
First floor	784 sq. ft	73 m ²
Second floor	1,689 sq. ft	157 m ²
Total Floor Area	10,378 sq. ft	964 m²

The above stated floor areas are on a Gross Internal Area basis.

Floorplans

Floorplans (not to scale) are available upon request.

Title

We understand the property is held freehold within Title EX987157. Please note that the Title includes the roadway known as Burghstead Close. It will be the buyers responsibility to amend the Title, should they so wish.

Site Area

Approximately 0.28 hectares/0.69 acres. (excluding the roadway Burghstead Close).

Planning

We believe that the property is located within a conservation area. Interested parties are advised to speak with the local planning authority (Basildon Council) and/or their planning consultants in respect of their intentions for the property.

EPC

The property has been assessed as C – 69.

Business Rates

The property has a current rateable value of £63,000 (increasing to £74,500 from 1.4.2026).



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Nature of Sale

Our clients clear preference is for a sale of the freehold interest on a UNCONDITIONAL basis. Subject to planning offers may be considered if supported by relevant information.

Bid Deadline

Written offers with proof of funding and supporting documents should be submitted to Kemsley LLP by **12pm (Midday) on Wednesday 22nd April 2026**.

Guide Price

£2,000,000 exclusive.

VAT

We understand that the property has not been elected for VAT.

Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

Each party to bear their own costs incurred in this transaction.

Contact

Mike Lawrence

Tel: 01245 358988 / 07976 562922

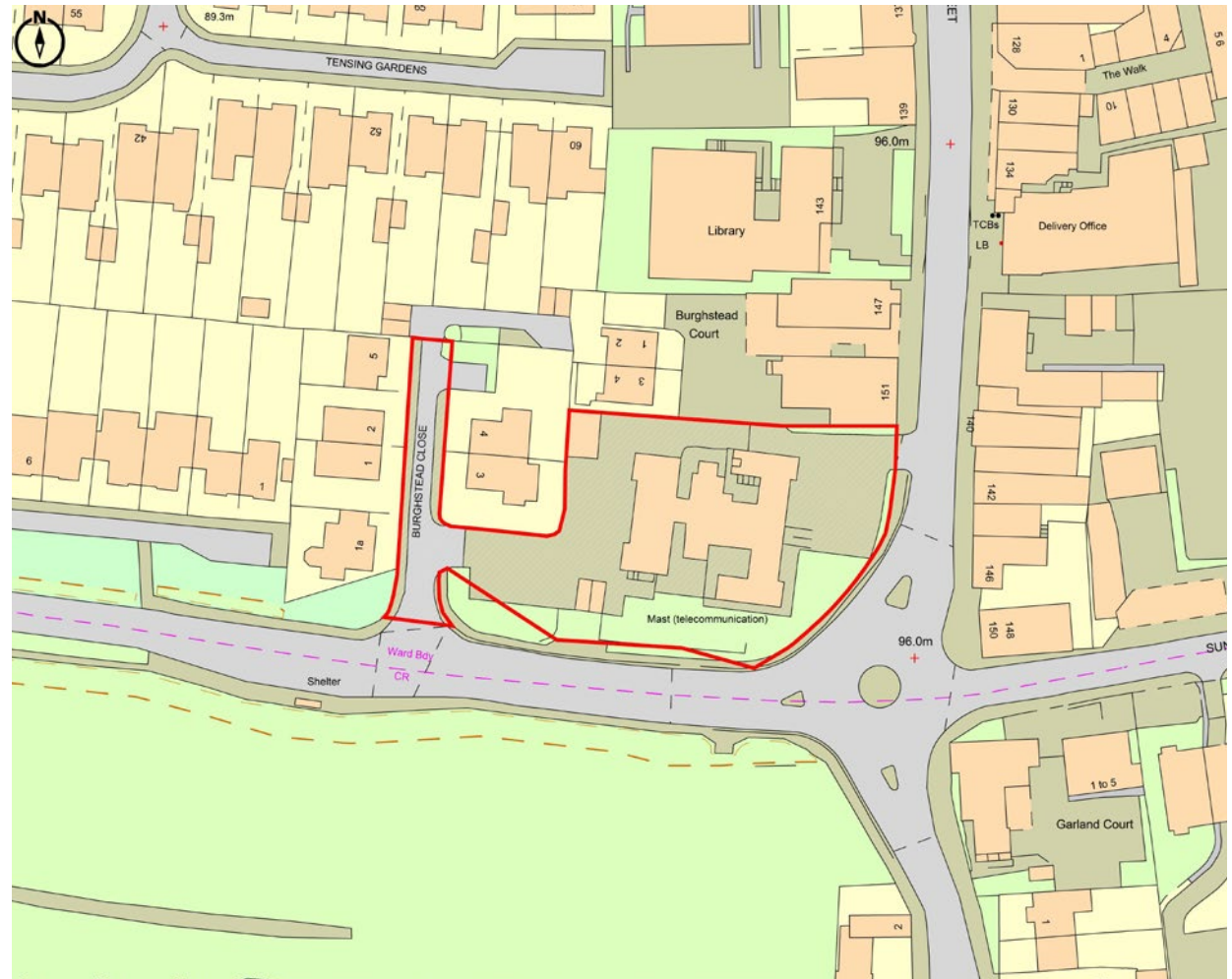
Email: mike.lawrence@kemsley.com

Tim Collins

Tel: 01245 358988 / 07720 806194

Email: tim.collins@kemsley.com

Reference: AL0666



KEMSLEY
LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only, Particularly in respect of the site boundaries shown, and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' should read as referring to Kemsley LLP. (March 2026).

Our Ref: ML/sf/AL0666

Your Ref:



3 March 2026

113 NEW LONDON ROAD
CHELMSFORD • ESSEX • CM2 0QT

T: 01245 358988

To Whom It May Concern

property@kemsley.com
www.kemsley.com

Billericay Police Station, High Street, Billericay, Essex, CM12 9AD

Our Clients have instructed us to advise all interested parties that they must submit their formal offer, subject to contract by:

12pm Midday on Wednesday, 22nd April 2026

In order for the Vendors to consider your proposal it should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids)
- 3 Whether your offer is unconditional or subject to planning or other conditions
- 4 Confirmation of your funding i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously
- 5 Timescales to exchange and complete
- 6 The name and address of your solicitors

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the Vendors reserve the right not to accept the highest nor indeed any bid. You should be aware that the social, economic and environmental benefits/impacts to the local area of each offer may be considered when assessing best value.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Mike Lawrence or Tim Collins by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to mike.lawrence@kemsley.com or tim.collins@kemsley.com and clearly marked "Billericay Police Station Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely

Mike Lawrence BSc Hons MRICS

Head of Residential Development

Kemsley LLP

Telephone: 01245 358988

Mobile: 07976 562922

Email: mike.lawrence@kemsley.com



Basildon, Chelmsford, London, Rainham, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192
The registered office address is 113 New London Road, Chelmsford, Essex CM2 0QT

TENDER PROFORMA – Billericay Police Station



BID DEADLINE	12 noon (Midday) Wednesday 22nd April 2026	KEMSLEY REF:	AL0666
PROPERTY:	Former Police Station, High Street, Billericay, CM12 9AD		
PURCHASER:	Name Registered Address Correspondence Address F.A.O Tel Mobile Email		
TENURE:	Freehold		
YOUR OFFER PRICE:	£		
DEPOSIT:	£ / % purchase price Refundable / non-refundable / other (delete as appropriate)		
EXCHANGE:	days/weeks/months (delete as appropriate) Conditions:-		
COMPLETION:	days/weeks/months (delete as appropriate) Conditions:-		
FUNDING:	Cash / bank funding / pension fund (delete as appropriate) Details of bank / lenders Proof of funding attached Y/N		

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PURCHASER AGENT:	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: