

FOR SALE

Former Maternity Hospital

Total Building Area 8,406 sq.ft. (781 m²)

Site Area 0.60 acres (0.243 hectares)

Four Oaks, Ingrave Road, Brentwood, Essex CM15 8TD



- Possible Redevelopment/Conversion Potential (STP)
- Close to Brentwood Town Centre & High Street
- A12, A127 and M25 within easy reach
- Surrounded by woodland
- Suitable for a variety of uses (STP)
- Short Distance to Brentwood Railway Station

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

Kemsley LLP, Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ

Four Oaks, Ingrave Road, Brentwood, Essex CM15 8TD

Location

The subject property lies to the south of Brentwood town centre, fronting Ingrave Road (A128), a short distance from its junction with Seven Arches Road and surrounded by woodland within Shenfield Common.

Brentwood Cathedral and Town Hall are located to the north. Brentwood School and Ursuline School are nearby. Brentwood High Street offers an established mix of restaurant, pub/bar operators plus national retailers as well as local independent boutique occupiers. Brentwood railway station offers regular services on the Elizabeth Line and mainline Greater Anglia services into London Liverpool Street. The M25 and A12 are a short distance to the west providing access to the national road network.

Description

Four Oaks is arranged as two separate buildings with communal gardens and car parking. The main building is 'U' shaped and arranged over ground and first floors. The smaller, self-contained, single storey building is located to the south of the site.

Four Oaks provides 19 individual rooms across both buildings, each with kitchenette and wash facilities, together with a small main office area.



Four Oaks, Ingrave Road, Brentwood, Essex CM15 8TD

Floor	Sq.Ft	M²
Main Building		
Ground Floor	5,942	552
First Floor	462	43
Lower Building		
Ground Floor	2,002	186
TOTAL	8,406	781

The above are Gross External Areas and subject to verification onsite.

Site Area

0.60 acres / 0.243 hectares (measured via digital mapping and subject to survey)

Tenure

The property is held freehold under Title EX190689 and will be sold with vacant possession. There is an electricity substation held on a long leasehold for a period of 60 years from 23 October 1978 (Title EX212775).

Planning

The site and buildings were previously the former Brentwood Maternity Hospital and until recently have been used for temporary housing. Interested parties should consult their planning advisors or Brentwood Borough Council in respect of their proposed use of the property.

Energy Performance Certificates

Each of the 19 bedrooms have been independently assessed. Further details and copy Energy Performance Certificates are available upon request.

Council Tax

All 19 bedrooms have been assessed separately with each in Council Tax Band A, B or C. Further details available upon request. Interested parties should contact Brentwood Borough Council for details of Council Tax Payable.

Restrictive Covenant

A permanent restriction will be placed on the Title of the property preventing use as a House in Multiple occupation or for 'Temporary Accommodation'.



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Method of Sale

The property is offered for sale upon freehold terms.

Our client's preference is for an UNCONDITIONAL SALE, however subject to planning offers with supporting information and drawings may be considered.

Bid Deadline

Offers should be submitted in writing by 12pm (midday) on Thursday 16th July 2026.

Guide Price

Offers in Excess of £1,000,000 exclusive.

VAT

We understand that the sale of the property will not be subject to VAT.

Legal Fees

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

Contact

Strictly by prior appointment with sole agents Kemsley LLP.

All enquiries to be directed to the sole agent:

Chris Cornhill

Tel: 01268 532 425 / 07342 038 292

Email: chris.cornhill@kemsley.com

Tim Collins

Tel: 01245 358 988 / 07720 806 194

Email: tim.collins@kemsley.com

Reference: AB2963



KEMSLEY
LLP
PROPERTY CONSULTANTS

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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 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. (June 2026).

Our Ref: CC/sf/AB2963/AC2997

17 June 2026



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To Whom It May Concern

FOUR OAKS, INGRAVE ROAD, BRENTWOOD, CM15 8TD

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

12pm Midday on Thursday 16th July 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.

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

Your offer should be addressed to Chris Cornhill or Tim Collins by post to Kemsley LLP, Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ or by email to chris.cornhill@kemsley.com or tim.collins@kemsley.com and clearly marked "Four Oaks Offer".

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

Yours sincerely

CHRIS CORNHILL
SENIOR ASSOCIATE
KEMSLEY LLP

Direct line: 01268 290298

Mobile: 07342 038292

E-mail: chris.cornhill@kemsley.com

Encs



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 – Four Oaks, Brentwood



BID DEADLINE	12 noon (Midday) Thursday, 16th July 2026	KEMSLEY REF:	AB2963/AC2997
PROPERTY:	Four Oaks, Ingrave Road, Brentwood, CM15 8TD		
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		

TENDER PROFORMA – Four Oaks, Brentwood



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: