

FREEHOLD LAND FOR SALE

# RESIDENTIAL DEVELOPMENT OPPORTUNITY STP

UPSONS FIELDS, EVERSLEY ROAD  
BOWERS GIFFORD, ESSEX, SS13 2DL

**RAPLEYS**

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LOCATED IN THE  
**BOROUGH OF  
BASILDON**



SITE EXTENDS  
TO **2.21 HECTARES**  
(5.48 ACRES)



POSITIONED OFF  
**EVERSLEY ROAD**



**RESIDENTIAL  
DEVELOPMENT**  
LIKELY TO BE  
SUPPORTED



**INVITING OFFERS**  
BY WAY OF  
UNCONDITIONAL  
OR SUBJECT TO  
PLANNING BASIS

# LOCATION

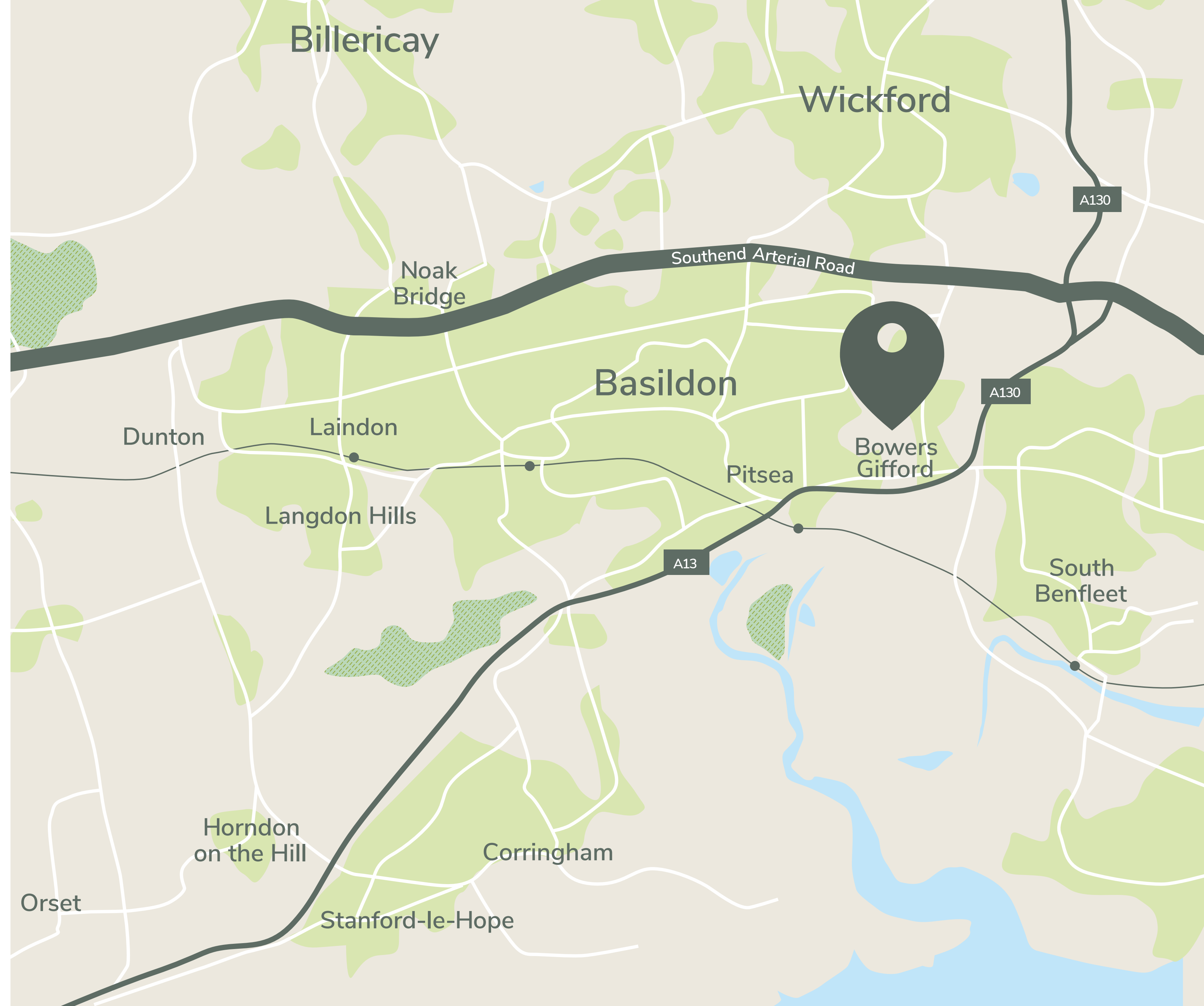
The site is located off Eversley Road, between Pitsea and the village of Bowers Gifford, within the Borough of Basildon.

The area benefits from good connectivity. Bowers Gifford is situated close to the A13, providing direct road access towards London and The City, as well as eastbound connections towards Southend-on-Sea and other key locations across Essex.

Pitsea railway station is nearby and provides direct services into London, with journey times of under an hour. This makes the location well suited to commuters while also retaining access to the wider Essex market.

The surrounding area also offers a range of local amenities, including shops, cafés, restaurants, supermarkets and larger retail facilities within easy reach. Combined with its transport links, this makes the site a convenient and accessible location for future residents.

 <https://what3words.com/dips.palm.tall>

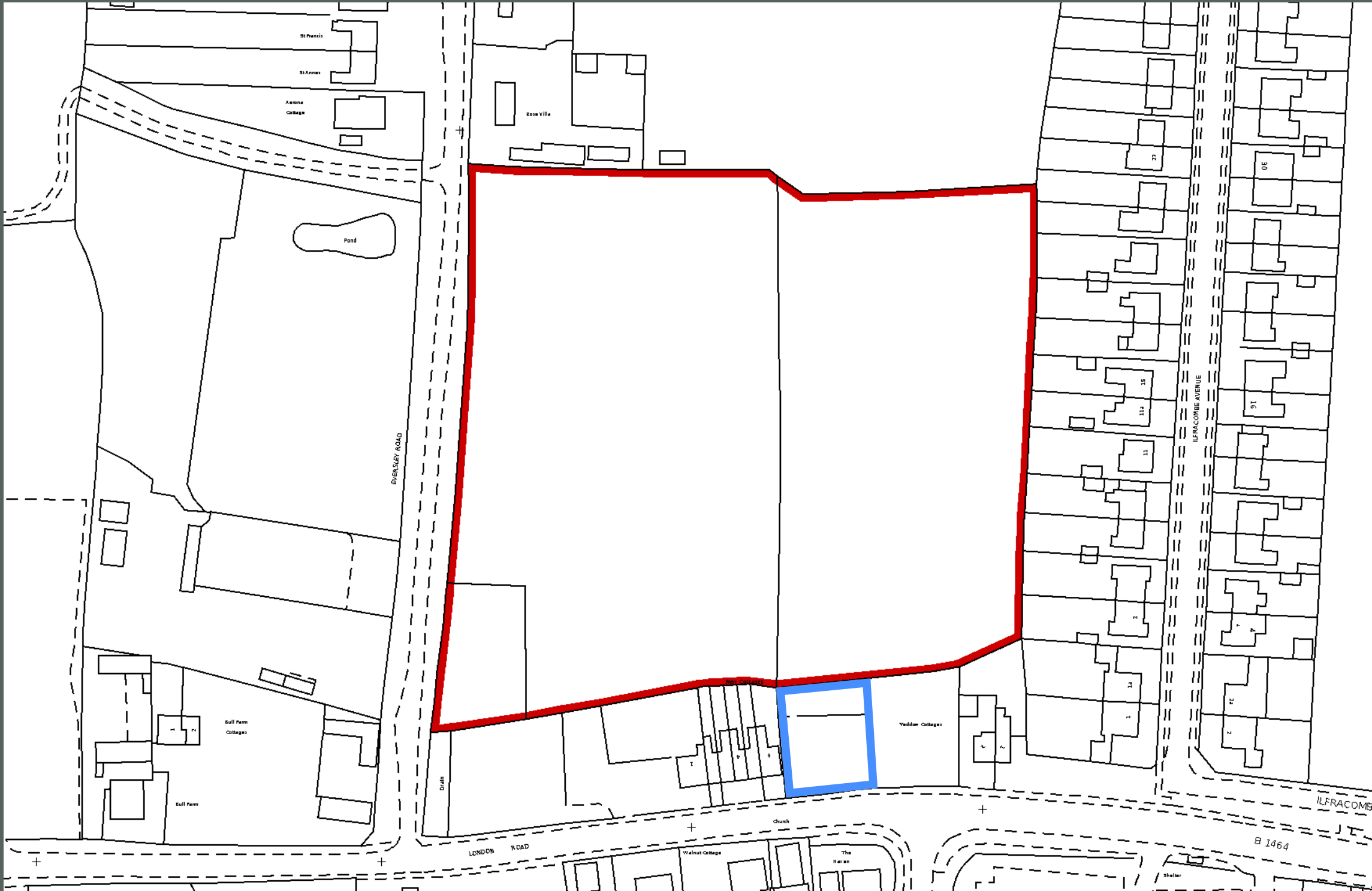


# DESCRIPTION

In total, the site extends to approximately 2.21 hectares (5.48 acres), as shown indicatively on the attached red line plan.

The site predominantly comprises grassland, which has historically been used for equine grazing.

In addition, there is a separate area of land adjacent to 6 New Cottages, also owned by our client and accessed from London Road. This is shown edged blue on the plan below and may potentially provide an access option subject to consent.



# POINTS OF INTEREST



**Pitsea & Basildon railway station**  
Key commuter transport link for services towards London and South Essex.



**St Margaret's Church, Bowers Gifford**  
A historic local church with origins dating back to the Saxon period and surviving medieval fabric.



**Bowers Marshes / RSPB reserve area**  
Nearby marshland and wildlife habitat, offering walking and birdwatching opportunities.



**Wat Tyler Country Park**  
A major local country park near Pitsea, extending to around 125 acres with walks, wildlife areas, play facilities and visitor attractions.



**Northlands Park**  
A large local open space in Pitsea with fishing lakes and recreational use.



**Basildon Sporting Village**  
Wider leisure and sports facilities within the Basildon area.

# PLANNING

A recent appeal decision indicates that Basildon Council is currently able to demonstrate only a 1.96-year housing land supply. This is a material consideration in assessing the planning prospects for residential development.

The site is currently designated as Green Belt within the adopted 2007 Local Plan. However, it is proposed to form part of a wider residential-led allocation in the emerging Local Plan, which was most recently consulted upon in December 2025.

A pre-application meeting was held with the local planning authority in May 2026. During that meeting, officers indicated that the site would likely be considered “grey belt” for the purposes of any future planning application.

On that basis, together with the emerging site allocation and the Council’s housing land supply position, residential development is likely to be supported by the Council, notwithstanding the site’s current Green Belt designation in the adopted Development Plan.

There are no listed buildings on the site or within its immediate vicinity, and the site is not located within a Conservation Area.



# DEVELOPMENT PROPOSAL

Given the positive planning indications received from the Council, our client is seeking to bring the site forward for residential development.

We have been instructed to identify a suitable development partner to promote the site through the planning process and secure residential planning permission.

The right partner will be critical. Interested parties must be able to demonstrate a proven track record of securing planning consent on comparable sites, particularly where Green Belt, grey belt, emerging allocation and housing land supply considerations are relevant.

Our client will therefore give preference to parties with the planning expertise, financial strength and delivery capability to progress the site efficiently and maximise its development potential.



# VIEWINGS

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

# OFFERS

- Both unconditional or subject to planning offers are invited.

# BIDS & SUBMISSIONS

- Offers are invited on an unconditional or subject to planning basis.
- A 10% deposit will be required upon exchange of contracts.

All submissions should include the following information:

- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Confirmation that you and your solicitors have reviewed all documentation provided.
- Details of the solicitors who will be acting on your behalf in this transaction.

# IDENTITY CHECKS / AML

The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide proof of identity and residence.

For a company, any person owning more than 25% must also provide the same.

# CONTACTS



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# RAPLEYS

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