



HOWARD ROAD

2.63 ACRES (1.07 HECTARES) FOR SALE

CHAFFORD HUNDRED | GRAYS | RM16,6YJ



SHALL.ROCKY.SWIM



STRETTONS

EXECUTIVE SUMMARY

An aerial photograph of a mixed-use development site. A multi-lane road runs diagonally from the top left towards the bottom right. To the left of the road is a large, cleared area with some construction equipment and materials. To the right of the road is a dense line of trees. Further to the right, there are several buildings, including a large commercial building with a flat roof and solar panels, and a smaller building with a gabled roof. A parking lot with several cars is visible in the bottom right corner.

- 2.63 acre site with implemented planning permission for 203 units and 370 sqm of ground floor non-residential units and doctors surgery of 280 sqm.
- Freehold Land Registry Title No. EX819029.
- The property is situated in a mixed use location with residential sitting alongside commercial occupiers including Bannatyne's Health Club and Spa, Sainsbury's and Premier Inn.
- Immediate road connections to Arterial Road West Thurrock, A126, A13 and M25.
- Partially cleared site suitable for alternative uses, subject to planning.
- Unconditional offers invited for the freehold interest



LOCATION

The site is located at the north east of Howard Road, a cul-de-sac that services the adjoining Premier Inn Hotel and the Trelawney Place residential complex, to the north of Bannatyne's Heath Club & Spa in the conurbation of Chafford Hundred, Essex.

The site is extremely well connected. Howard Road is accessed from the roundabout at the junction of Fleming Road, Fenner Road and Burghley Road in a largely commercial area to the north of West Thurrock and Chafford Hundred. Burghley Road is accessed from the A1306 Arterial Road that runs from junction 31 of the M25 to Tilbury servicing Lakeside, Thurrock and other local conurbations. The A1306 Arterial Road runs parallel with and is accessed by, in turn, the A13. The A13 is the main route from Central London to south Essex, particularly Tilbury and London Gateway.

Chafford Hundred mainline railway station (C2C Train, London Fenchurch Street to Tilbury and Southend) is about 0.5 miles to the south via Fleming Road.

CONNECTIVITY



ROAD CONNECTIONS	Drive Times (mins)	Distance (miles)
A13	4	1.2
M25 (J30/31)	5	2.2
Docklands (Canary Wharf)	24	16.3
Central London	40	20.2
M1 (J7)	45	42.1



AIRPORT	Drive Times (mins)	Distance (miles)
London City Airport	24	15
Stansted Airport	35	36
Gatwick Airport	40	38
Heathrow Airport	60	61.2



RAIL TERMINAL	Drive Times (mins)	Distance (miles)
Chafford Hundred	3	0.6
Purfleet	10	3.6

Lakeside
Shopping Centre

Premier Inn

Bannatyne
Health Club & Spa

HOWARD ROAD

Sainsbury's



PROPERTY DESCRIPTION

The property is a 2.63 acre (1.06 hectare) mainly rectangular shaped and level site. The site has been largely cleared although some relatively recently constructed structures remain that implement a previous residential planning permission.



DEVELOPMENT & PLANNING

There is an extent planning permission related to the site (ref. 16/00307/FUL). Mixed use development to provide 203 no. residential units, landscaping, car/cycle parking, commercial units (370sq.m.) comprising Class A1 (shops) / Class A2 (financial and professional services) / Class A3 (food and drink) / Class A4 (drinking establishments) / Class A5 (hot food takeaways) / Class D1 (non-residential institutions) floorspace and a doctors surgery (280sq.m.) This permission has been formally implemented and therefore 'saved' from lapsing. Thurrock Council has issued a Lawful Development Certificate, which acknowledges the lawful implementation of permission (Ref.22/00067/CLEUD).

The Thurrock industrial policy, as outlined in the Core Strategy and Policies for Management of Development, is focused on maintaining high and stable levels of economic and employment growth. This is achieved through the creation of Key Strategic Economic Hubs, which provide industrial, commercial, and mixed-use land. Each party are advised to make their own enquiries with Thurrock Council.



FURTHER INFORMATION



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SURVEYS

Surveys are available on the dataroom.

EPC RATINGS

Copy of all EPCs and associated reports are available in the dataroom.

BUSINESS RATES

Each party is advised to make their own enquiries.

VAT

TBC

AML

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.

DATAROOM

Please contact Chris, Piers or Aasia to request access.

PRICE

Guide price £3,000,000. Seeking unconditional offers for the freehold site with vacant possession.

CONTACT

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