

Lambert
Smith
Hampton

On Behalf of:



Arterial Road West (A1306)

| GRAYS | Essex | RM16 3BG |



Indicative Red Line Freehold Site

FOR SALE – 3.02 Acres* – Development Opportunity (STPP)

*Note: this includes driveways (and land beyond) associated with adjacent Arena Essex, and additionally land forming part of the adopted highway

Aerial View

Summary

- ✓ Immediately south of Thurrock Services
- ✓ Excellent access to J30 of the M25
- ✓ East of proposed Alphabet Data Centre
- ✓ Prominent road frontage
- ✓ Adopted roadway onto roundabout
- ✓ Lakeside Retail Parks, on opposite side of Arterial Road West
- ✓ 0.9 miles to Lakeside Shopping Centre

 Indicative Red Line Freehold Site



Description

The site benefits from a prominent frontage on to Arterial Road West (A1306), and roadway out of Thurrock Services. Access into the site is taken via a short section of adopted roadway, currently signposted for Arena Essex, off a roundabout on Arterial Road West / Arterial Road.

The site is broadly flat, and in part laid to hardstanding. On site are limited heaps of aggregate / road scalplings.

Not including driveways associated with the adjacent Arena Essex Site (and land on the far side of), the site extends to around 2.17 acres.

The site presents strong opportunity for a wide range of uses including roadside, retail, EV charging, and employment uses (STPP).



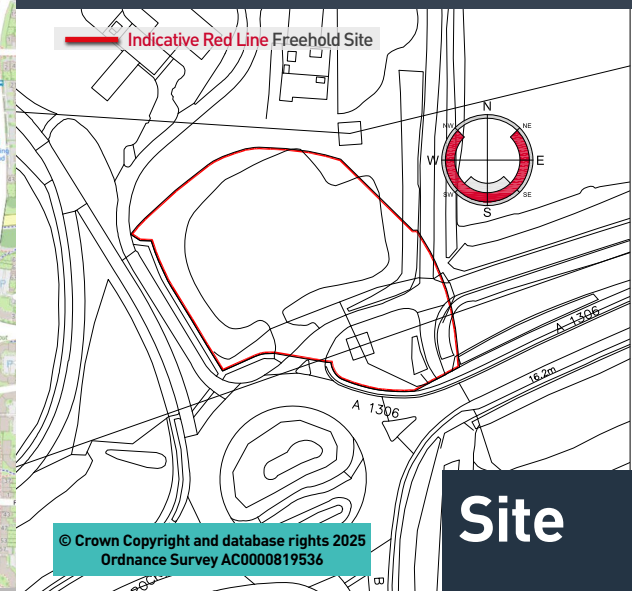


Location

The site is approximately 1.5 miles to the slip road onto Junction 30 of the M25. Grays is approximately 20 miles east of central London.

North of the site is Thurrock Services, and to the east is Arena Essex Site, with planning application currently pending for a Data Centre.

On the opposite side of Arterial Road West are the Lakeside Retail Parks incorporating Lakeside Retail Park, Thurrock Shopping Park, and West Thurrock Retail Park. Lakeside Shopping Centre lies approximately 0.9 miles to the southeast.



Planning

The site is shown in the Thurrock Core Strategy (adopted January 2015) as lying within the Green Belt.

The adjacent Arena Essex Site to the east of the site has a planning application pending for four data centre buildings of up to 130,500sq m (GEA) and a separate office building of 4,000sq m (GEA), plus ancillary works and pedestrian and cycle linkages to the Mar Dyke Local Wildlife Site and Lakeside (**LPA Ref: 25/00573/OUT**). The access road past the Site is shown on planning application documentation as having 'potential emergency vehicle and walking/cycling access point'.

There is considered to be strong potential (STPP) for development of the site given recent changes to the NPPF, including introduction of 'Grey Belt' policy. However, parties are strongly advised to seek their own independent planning advice.



On Behalf of:



River Thames

Dartford Crossing

| Arterial Road West (A1306) | Grays | Essex | RM16 3BG |



Viewing and Further Information

Viewings are strictly by appointment with the sole agents:

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Legal Costs

Each to party to meet its own legal costs. A contribution will be sought toward the cost of searches.

Method of Sale

Our clients strong preference is for an unconditional sale. However, subject to planning offers with supporting information may be considered.

Parties making unconditional cash offers may be invited to exchange on auction terms. This will include a clause limiting liability in relation to any potential historic contamination. A draft contract will be provided.

A Tender Form is provided within the Data Pack.

Offers are invited by 12.00 (noon) 16th July 2026.

Legal

The site will be sold 'as seen'. Prior to making an offer parties should fully inspect the site, assure themselves as to boundaries (noting driveways associated with adjacent Arena Essex and fencing / bunding), and review the data pack provided.

VAT

The property is elected for VAT.

Data Pack

The data pack will include:

- Registered Title
- Local Searches
- Utilities Search
- Desk based Ground Condition / Environmental Reporting

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