



An exceptional opportunity to acquire a prime site for the redevelopment of 21 apartments without any affordable housing overlooking the River Thames.

In Brief

- Full planning permission
- 21 apartments (no affordable housing)
- 0.2 miles / 5-minute walk of Grays train station
- Thames water views
- Price on Application

PIER LODGE

ARGENT STREET, GRAYS



Description

The site is located south of Argent Street, Grays in the jurisdiction of Thurrock Council.

Grays is a popular town with commuters and families. Grays has a range of amenities including a thriving high street, supermarket and schools. Lakeside retail park is within 3 miles of the site. The employment hubs of the West Thurrock estate and Tilbury Docks are also within close proximity.

Grays train station is approximately 0.2 miles (5 minutes' walk) from the site and provides direct access to London Fenchurch Street in around 40 minutes.

The Land Registry reports house price inflation in Thurrock was +13% in 2016.

Planning

Thurrock Council has granted full planning permission for application reference 15/00176/FUL. The planning permission grants consent for the demolition of the existing building and erection of a 4 and 5 storey block containing 21

apartments, parking and ancillary uses.

The planning permission contains several conditions. Condition 3 (materials), condition 8 (surface water drainage), condition 12 (historical building recording) and condition 10 (Construction Environmental Management Plan (CEMP)) have been discharged.

The original building on the site (Pier Lodge Day Nursery) has been demolished which implements the planning permission in perpetuity.

A Deed of Variation to the Section 106 Agreement has been agreed with the Council that removes any affordable housing requirement. The purchaser will be required to pay the education contribution of £22,300.47 prior to the occupation of the apartments.

Accommodation Schedule

The planning permission provides for no.21 apartments over 4 and 5 storey heights. The apartments are 1 and 2-bedroom.

There are no.10 1-bedroom apartments ranging from 522 sq ft

– 549 sq ft. There are no.11 2-bedroom apartments range from 710 sq ft – 764 sq ft. A full accommodation schedule is available in the online Data Room.

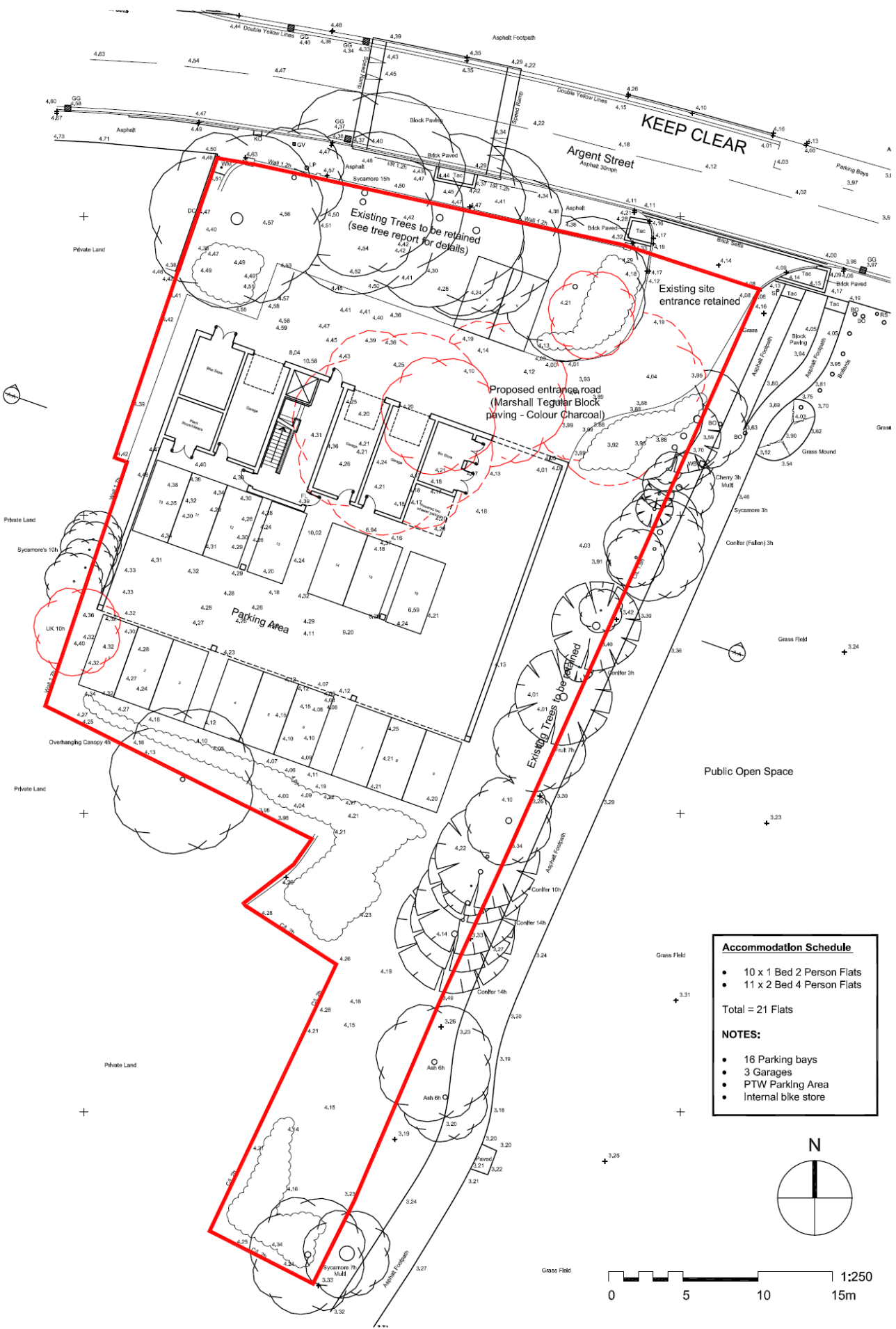
The scheme has been designed so that no.11 apartments are Thames facing complete with balconies.

There are no.18 ground floor car parking spaces and no.3 garages. There is also a communal roof garden for the residents of the building.

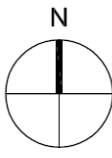
Data Room

An online Data Room is available which contains documents relating to the planning permission, technical information, legal matters and the sale.

Parties wishing to view the content of the Data Room should contact the selling agent to arrange access.



Accommodation Schedule	
•	10 x 1 Bed 2 Person Flats
•	11 x 2 Bed 4 Person Flats
Total = 21 Flats	
NOTES:	
•	16 Parking bays
•	3 Garages
•	PTW Parking Area
•	Internal bike store



Tax

The property is registered for tax and VAT will be chargeable on the purchase price.

Method of Sale

The site is offered for sale freehold by private treaty with vacant possession on completion. Parties are requested to contact the selling agent for information on the guide price.

Further information on this obligation is available in the Bidding Guidelines contained in the Data Room.

Viewings

Parties wishing to inspect the site should make an appointment with the selling agent.

Post code RM17 6JE.

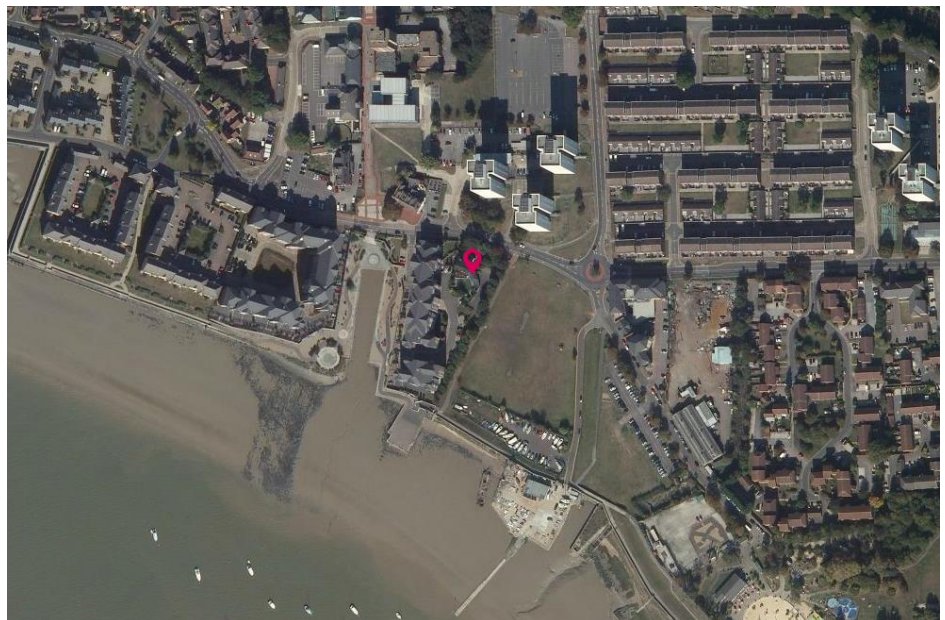
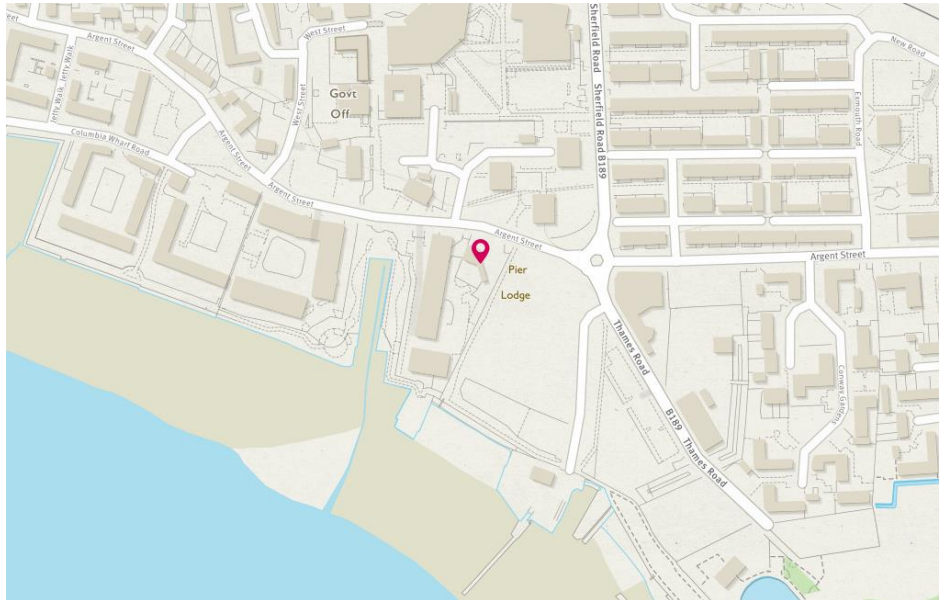
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