

FOR SALE

Potential Development Opportunity (STP)
2.1 acres (0.85 hectares)

Land at Richmond Road, Grays, Essex RM17 6DN

Deadline for offers: 12pm (Midday) 28th August 2024

- Development potential (subject to planning)
- Cleared site
- Residential area
- Town centre location

 thurrock.gov.uk

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

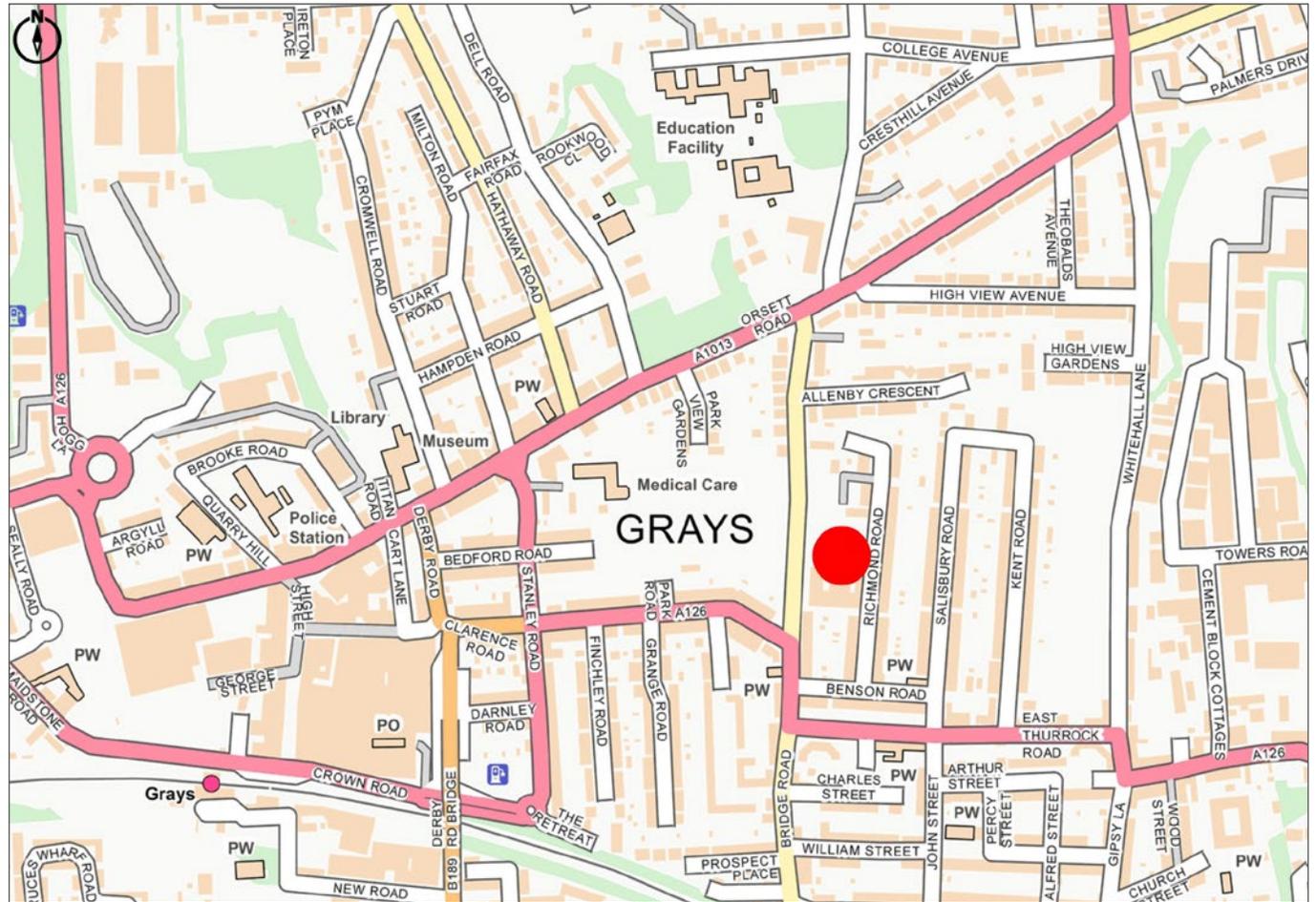
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Location

The property, formerly the site of an adult community college, is situated on the western side of Richmond Road, approximately 0.33 miles (0.53 km) to the north-east of Grays town centre, within a predominantly residential area. Residential dwellings exist on the north, east and south of the site. The western boundary is at a higher level fronting Bridge Road, with Grays Town Park beyond.

Local retail and leisure facilities are located close to the site. Grays town centre with further retail and leisure offer, including a large Morrison store, is within easy reach. Grays mainline railway station is within walking distance providing regular train services (C2C) into London Fenchurch Street Station (approx. 40 minutes).

Grays is located on the north bank of the River Thames approximately 20 miles to the east of central London and 2 miles to the east of the M25 motorway (J30) and the A13. Lakeside regional shopping centre and retail parks are situated nearby in West Thurrock, to the west of Grays.



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Description

The site comprises a level, mostly regular 'L' shaped site. The site has been cleared (circa 2019) of all former college buildings. The site benefits from two vehicular access points off Richmond Road. We understand that there are no formal public rights of way across the site although there is a ramped path leading from the western boundary of the site to Bridge Road.



Site Area

We have measured the site via digital mapping and estimate that the gross site area is approximately 2.1 acres (0.85 hectares).

Note: The boundary to the rear of 91-101 Richmond Road will be revised on the Title plan to reflect the boundary marked on site by bollards. All boundaries shown are for guidance only.

Alf Lowne Scout Centre

Although forming part of freehold Title EX184371 owned by Thurrock Council, the land and buildings currently leased to The Scout Association will, unless otherwise agreed, be excluded from any sale of the freehold and the Title will be amended accordingly.

Planning

We believe the property offers potential for residential or other development, subject to obtaining the necessary planning consents. Interested parties should make their own enquiries of Thurrock Council (thurrock.gov.uk) and consult their own professional advisors in respect of planning history, potential, and any proposed scheme on site.

Services/Utility

We understand that all mains services are available on site or nearby. We further understand an electric main supply runs across the site - details upon request.



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Terms

The property is offered for sale freehold with vacant possession.
UNCONDITIONAL OFFERS ONLY

Bid Deadline

Offers must be submitted to Kemsley LLP by **12pm (Midday), Wednesday 28th August 2024.**

Price

Offers In Excess of £2,000,000

VAT

The property has been elected for VAT

Viewing

Strictly by prior appointment with sole agents Kemsley LLP.

Legal Fees

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

Contact

All enquiries to be directed to the sole agents:

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Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the participants 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 of give representation or warranty whatever in relation to this property. Plans shown are taken from Promap. All boundaries shown on plans and photographs are indicative and for guidance purposes only.

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