



TOWN & COUNTRY NURSERY

- Approximately 0.9-acre freehold site with significant redevelopment and commercial potential
- Comprising approximately 10,000 sq ft of existing buildings
- Excellent connectivity to London Gateway, Tilbury Ports, the A127, A13 and M25 motorway network.
- Potential suitability for a range of uses including drive-thru, trade counter, logistics, storage or commercial redevelopment (subject to planning)
- Offered for the freehold interest with vacant possession



TILBURY ROAD, WEST HORNDON,
BRENTWOOD, ESSEX, CM13 3LS

Redevelopment Opportunity
Town & Country Nurseries, Brentwood, CM13

Freehold Title: EX238100

William Ross Land & Commercial is delighted to bring to market this substantial freehold site extending to approximately 0.9 acres, formerly operated as a plant nursery and koi fish aquatics centre.

The property offers a rare opportunity for owner-occupiers, investors, developers, and commercial operators seeking a strategically located site with excellent connectivity to London Gateway, Tilbury 2, the A127, A13 and M25.

The site comprises approximately:
8,000 sq ft of existing commercial buildings
A detached 2-bedroom bungalow extending to approximately 2,000 sq ft, can be easily converted to a 4-bedroom with an additional one bedroom detached garage conversion.
Site area of approximately 0.9 acres
To be sold with vacant possession
No previous planning applications have been submitted
The bungalow may offer scope for extension or alternative uses, subject to obtaining the necessary consents.

Location

The property is situated adjacent to the established London & Brentwood Commercial Centre, a growing commercial hub that has attracted a range of occupiers seeking access to key logistics routes and the Thames Estuary growth corridor. The location benefits from excellent road connections, providing direct and convenient access to:

London Gateway Port
Tilbury Ports
A127
A13
M25 Motorway
Development Potential

We understand that the site was previously earmarked as part of a potential expansion of the neighbouring commercial centre. While interested parties should undertake their own planning enquiries, we believe the property may lend itself to a variety of commercial uses, including:

Drive-thru restaurant or coffee operator
Trade counter units
Logistics or distribution hub
Storage facilities
Industrial or commercial redevelopment

All proposals remain subject to planning permission and the relevant local authority approvals.

Tenure
Freehold
Title Number: EX238100

Price
Price on application
Subject to Contract

Viewings
Strictly by appointment only through the sole agents: William Ross Land & Commercial

Property Disclaimer