

FOR SALE

Open Storage Land

9.84 acres (3.97 hectares)

On behalf of Thurrock Council

Land at Purfleet Industrial Park

Purfleet, Essex, RM15 4YF



- Part-let investment with development potential
- Would suit both owner occupiers or investors
- Partly laid to hardstanding and unmade land
- Excellent road links via A13

KEMSLEY^{LLP}
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Location

The property forms part of the Purfleet Industrial Park and is situated on the corner of Purfleet Industrial access road at the junction of Tank Hill Road. The site benefits from excellent road connections being adjacent to the A13 which in turn provides links to the M25 at Junctions 30 and 31 to the east.

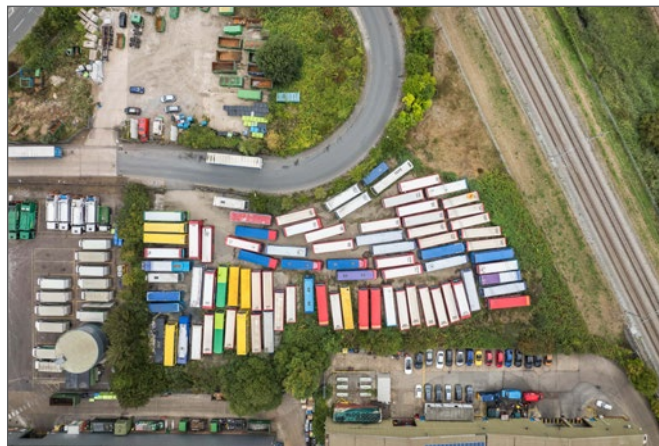
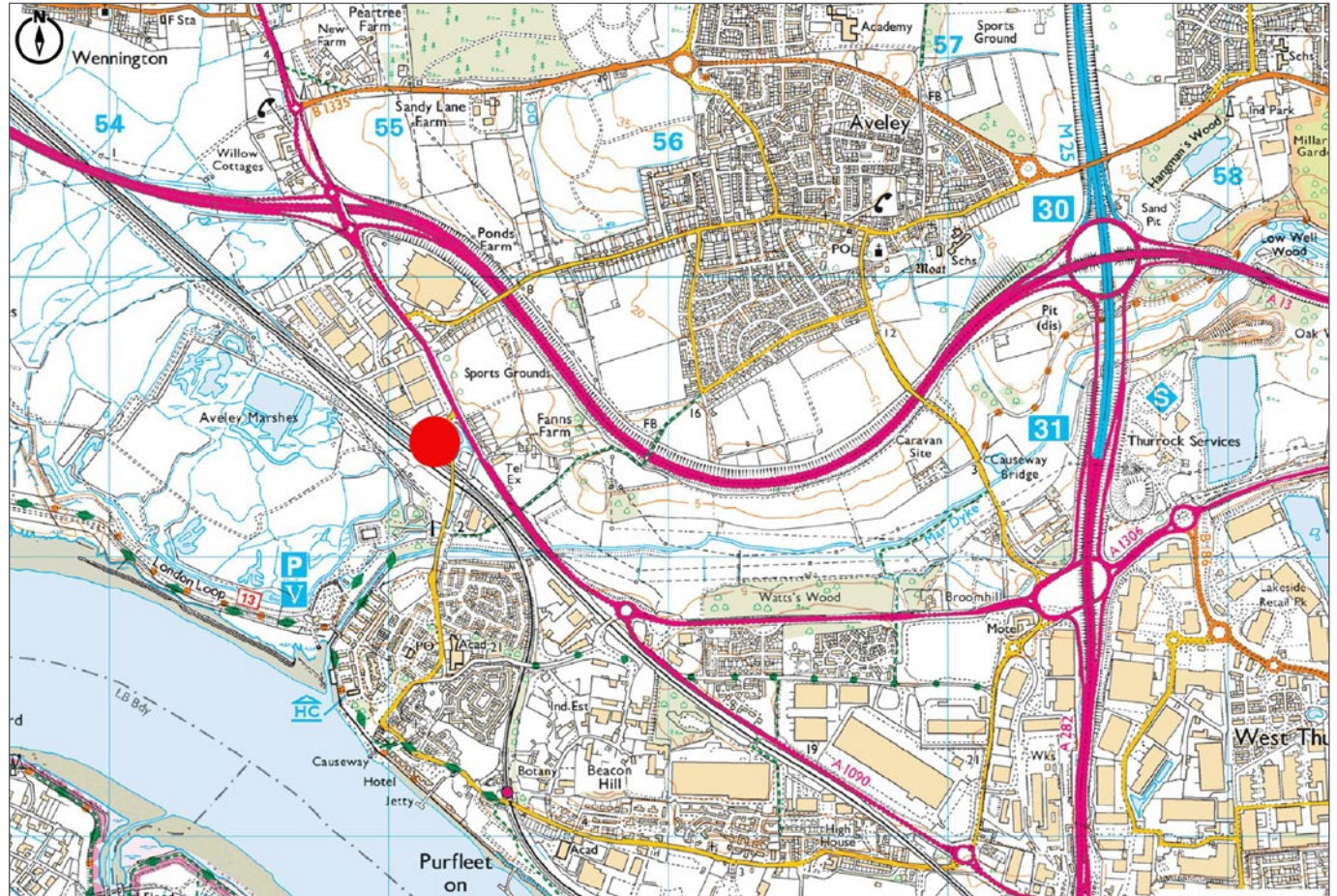
Description

The property comprises four separate plots of land with the benefit of some hardstanding to part and fenced to the perimeter.

Plots 1 and 2 are the areas benefitting from hardstanding and are both separately occupied by way of contracted out tenancy agreements. The remainder of the site comprises mostly unmade ground and landscaping. We understand that within the site boundaries there is a balancing pond and two electricity pylons.

Part of the Title includes an adopted highway (New Tank Hill Road) which will be excluded from the sale.

The areas of vacant land may offer potential for alternative uses, subject to all necessary consents and access being obtainable.



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Site Areas

Plot 1:	1.42 acres (0.57 ha)
Plot 2:	1.00 acres (0.40 ha)
Plot 3:	3.07 acres (1.24 ha)
Plot 4:	4.35 acres (1.76 ha) (excl. Plot 2 and adopted highway)
Total:	9.84 acres (3.97 ha)

We have measured the site using digital mapping. The red lines shown on aerial images are indicative only. Buyers should satisfy themselves as regards site area and boundaries.

Video Tour

Please see following link - <https://bit.ly/PIPThurrock>

Services

Interested parties should satisfy themselves in respect of services.

Planning

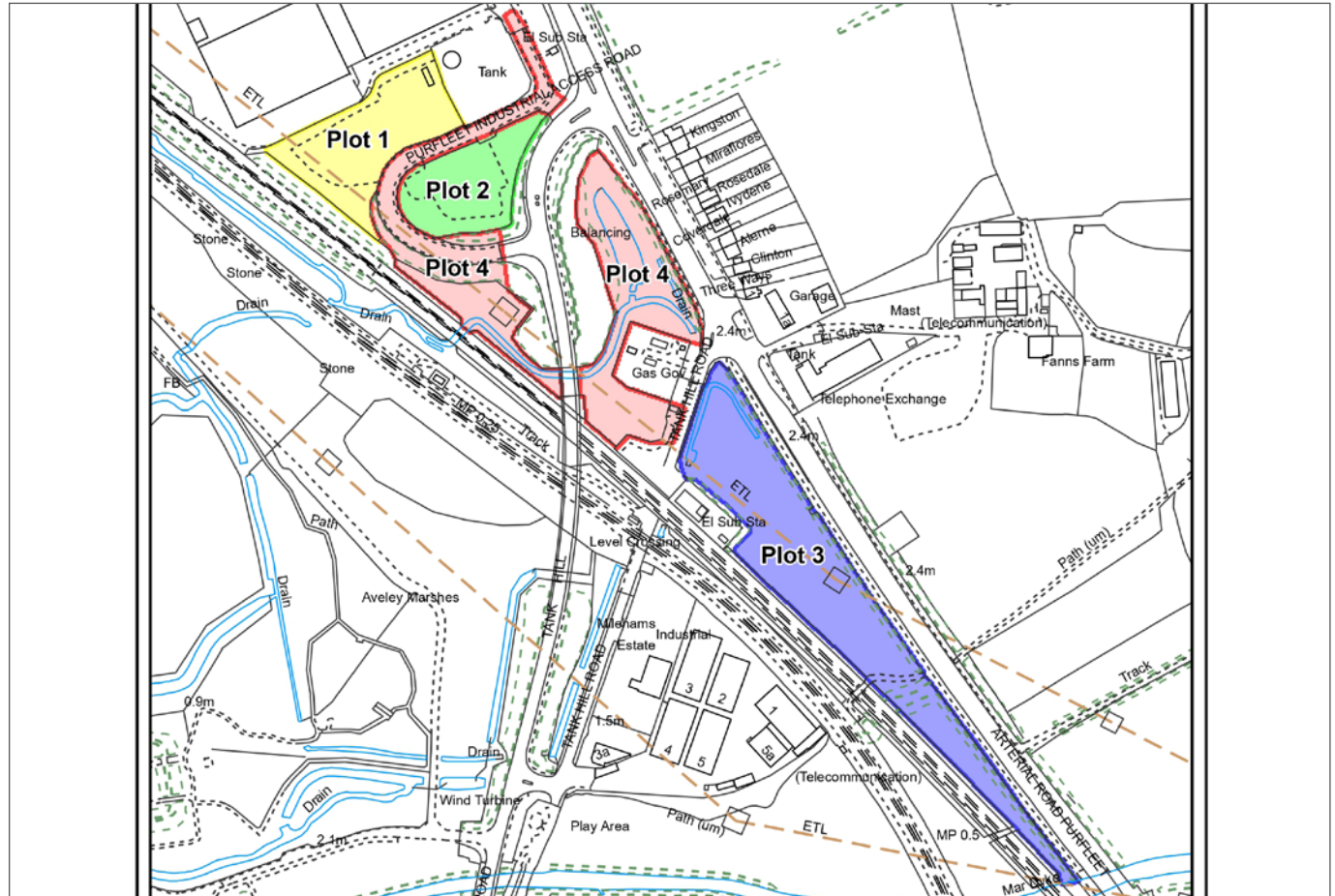
Plots 1 and 2 are currently used as open storage sites and understood to be zoned as industrial/employment land. The remainder of the site is believed to be part employment and part unallocated white land. Interested parties are advised to consult their professional advisors and the Local Planning Authority (Thurrock Council) in this respect.

Tenure

The property is to be sold freehold, subject to two existing tenancies in place on Plots 1 & 2. Further details on request.

Nature of Sale

Our clients have a clear preference for a sale of the property on an unconditional basis.



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Price

Offers in excess of **£4,000,000** are invited for the benefit of the freehold interest on an **unconditional** basis.

Data Room

Further information is available in the Data Room. Access provided upon request.

VAT

We understand that the sale price will be subject to VAT.

Service Charge

A service charge is applicable. Further details on application.

Legal Fees

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

Viewings and contact

All enquiries to be directed to the sole agents:

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