



For Sale

6 Acres
(2.43 Hectares)

Land with Development Potential.

- Of interest to owner occupiers or developers
- Close proximity to A13/M25
- Potential for a range of value-enhancing uses,

Location

The site is located on Sandy Lane in Aveley, Thurrock, within close proximity to the A13 and M25 (J30/31), providing excellent access to the national motorway network and Central London (approx. 16 miles west). The surrounding area comprises a mix of commercial, industrial, and open land uses within the Thames Gateway corridor, making it well suited for a range of employment and logistics uses (STP).

Positioned immediately adjacent to the A13 and within close proximity to Junction 30/31 of the M25, the site sits at the heart of the Thames Gateway logistics and industrial market, an area experiencing sustained occupational demand driven by last-mile distribution, infrastructure, and open storage requirements.

Description

The property comprises a rectangular shaped site measuring approximately 6 acres. It will have a separate access to Sandy Lane. Water and power supply are available.

The site offers significant potential for a range of value-enhancing uses, including (subject to planning):

- * Open storage and yard-based operations
- * Logistics / distribution facilities
- * Industrial development (B2/B8)
- * Contractor compounds and infrastructure-related uses
- * Energy and environmentally-led schemes

Tenure

The site is offered for sale Freehold

Terms

Offers are invited on an unconditional or conditional basis.

Planning

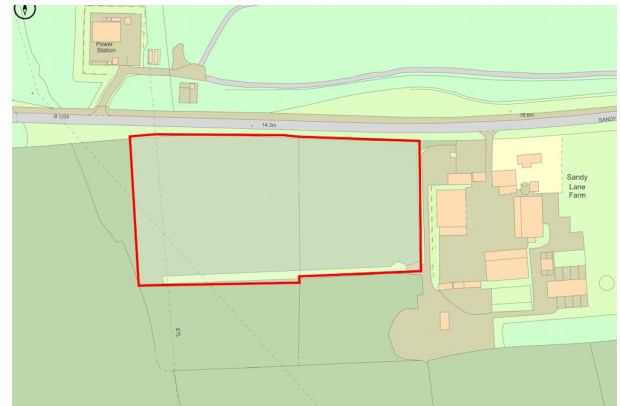
The site is currently designated as green belt but has the potential, subject to planning, for a variety of commercial and employment uses. Adjoining uses include Class e , B2 & B8 and towards the southwest of the land there are large developments of warehouses and businesses. Prospective purchasers are to make their own enquiries regarding planning.

VAT

Value Added Tax is not applicable to the sale price.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.



Summary

Available Size	6 Acres
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Viewing & Further Information

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