

For Sale

DEVELOPMENT OPPORTUNITY



Land at Warren Lane
Chafford Hundred, Grays,
RM16 6YG

**AVISON
YOUNG**

Executive Summary

- Site extends to approximately **1.52 acres / 0.615 hectares;**
- **Undeveloped land** with no Tree Preservation Orders (TPOs);
- Located in **established residential area** with plentiful green spaces;
- **Positive pre-application response** received from Thurrock Council confirming support for residential development comprising **26 homes;**
- **Excellent transport links** via Chafford Hundred Station, A13, and M25 Junction 30;
- Proximity to retail and leisure facilities at Lakeside Shopping Centre;
- Offers are sought for the **freehold** interest subject to contract.



Red line boundary is indicative only

Location

The site is situated within a well-established residential area in Chafford Hundred, Thurrock, characterised by a mix of two- and three-storey detached, semi-detached, and terraced dwellings. Properties in the immediate vicinity are arranged around parking courts and accessed via Maunder Close and Warren Lane.

Transport connectivity is strong with the A13 is approximately 3km away, offering direct access east towards Tilbury and west into London via Barking. Junction 30 of the M25 is approximately 4.5km from the site, enabling accessibility to London and across the South East. Chafford Hundred Railway Station is located around 800m to the west, providing frequent services to London Fenchurch Street and destinations across Essex. The site is also served by bus route 33, with several stops on Warren Lane.

A wide range of amenities are located within close proximity, including Lakeside Shopping Centre approximately 1.5km west, which offers over 250 retail and dining options. Furthermore, educational provision is strong, with Warren Primary School located approximately 800m north and Harris Academy Chafford Hundred secondary school around 750m to the south. The site is well-situated near several green spaces and recreational areas including Warren Gorge, Lions Gorge Local Wildlife Sites, and Chafford Gorges Nature Park, Mill Wood and Cliff Local Wildlife Site.

Description

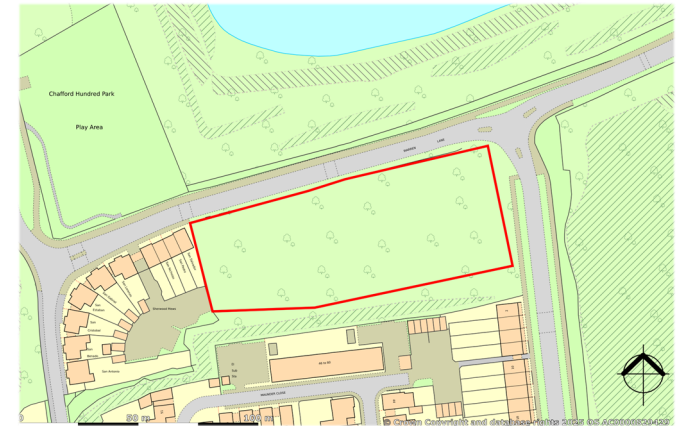
The site lies within the administrative boundary of Thurrock Council and is situated in the South Chafford ward. It extends to approximately 1.52 acres (0.61 hectares) and is broadly rectangular in shape with a level topography. Currently undeveloped, the land is covered by trees and natural vegetation. Importantly, there are no Tree Preservation Orders (TPOs) affecting the site, providing flexibility in terms of site clearance and layout design.

Opportunity

An illustrative scheme prepared by Arcady Architects proposes a total of 26 residential units, arranged as a mix of terraced, semi-detached, and detached two-storey houses, each benefitting from private rear gardens. The proposed housing mix includes:

- 15 two-bedroom homes (58%),
- 4 three-bedroom homes (15%), and
- 7 four-bedroom homes (27%).

In accordance with Local Plan policy, a scheme of this scale is required to deliver a minimum of 35% affordable housing. The proposal includes a total of 52 parking spaces, provided through a combination of on-plot and parking court. Access to the development is proposed via two new vehicular and pedestrian entry points from Warren Lane. All pre-application submission documents, including the Council's formal response, are available for review in the data room.



Pre-Application

The site benefits from a positive pre-application response for a residential development of 26 dwellings. The LPA support the principle of development. An ecological assessment will be required to demonstrate the site does not function as open space despite its existing designation.

The pre-application submission along with the written feedback from Thurrock can be found on the data room.

Indicative Plan & Accommodation Schedule

Beds	Type	Average Size	No.
2 bed	Terraced	857 sq ft	7
2 bed	Semi-detached	856 sq ft	8
3 bed	Semi-detached	1,012 sq ft	2
3 bed	Detached	1,098 sq ft	2
4 bed	Terraced	1,302 sq ft	4
4 bed	Detached	1,259 sq ft	3
Total			26

Tenure

The site is available on a freehold basis (part of title number: **EX215240**).

All interested parties should make their own legal enquiries.

VAT

The property is not elected for VAT.

Viewings

The site is publicly accessible, and available to view from Warren Lane.

Data Room

Please follow the link below to register for access to the data room.

[Data Room](#)

Bidding Requirements

Parties wishing to submit a proposal will be required to complete a bid pro-forma. This will be made available upon request.

Offers and Terms

Avison Young, on behalf of Thurrock Council, are seeking both conditional and unconditional offers for the freehold interest, subject to contract.



Further Information

For further information and access to the data room, please contact the sole agents at Avison Young:

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- 1) Corporate structure and ownership details.
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- 4) Two forms of identification.

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