

FOR SALE - FREEHOLD

17.41 Acre Site

Suitable for a variety of uses – subject to planning

THURROCK FOOTBALL CLUB, Ship Lane, Aveley, RM19 1YN



- Thurrock Football Club 5.45 Acres/2.204 Hectares
- Community Pitches 9.15 Acres/3.701 Hectares
- Buffer Zone (unused) 2.81 Acres/1.138 Hectares

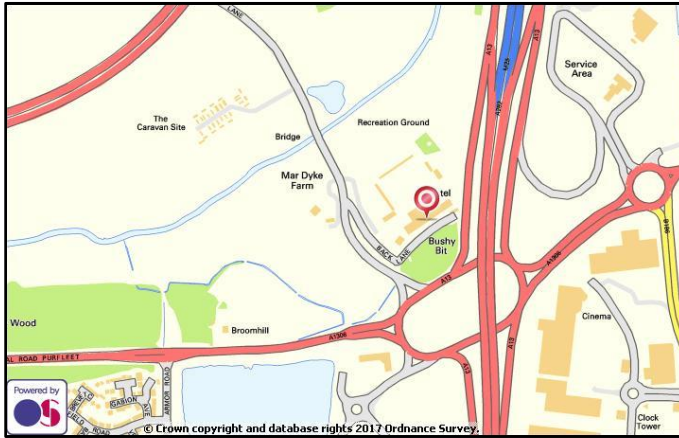
**DEDMAN
GRAY**

01702 311111

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com



LOCATION

Thurrock Football Club is located to the west of the A282 in Aveley, as outlined in red on the site plan. The site is adjacent to the Thurrock Hotel and shares the same vehicular access as the Football Club. The site is adjacent to Junction 31 of the M25, providing easy access to the national motorway network. Lakeside and Thurrock Shopping Parks are located approximately 1.8 miles to the south east of the site.

DESCRIPTION

The main pitch is surrounded by seating, terraced stands, a clubhouse, stadium catering outlet and merchandise shop. A further two football pitches are located to the north of the main pitch used as training and playing fields.

The Thurrock Hotel, consisting of a 4/5 storey building with ancillary parking abuts the southern boundary of the site.

ACCOMMODATION

The site is separated into three main areas as follows:-

Thurrock Football Club	5.45 Acres/2.204 Hectares
Training Pitches	9.15 Acres/3.701 Hectares
Buffer Zone (unused)	2.81 Acres/1.138 Hectares
Total	17.41 Acres/7.043 Hectares

The site areas above are approximate and have been measured using Promap. Prospective purchasers should make their own investigations.

PLANNING

The site is identified as being within the Metropolitan Green Belt where development is usually prohibited unless it meets part of the exceptions identified within the NPPF. The site is previously developed (brown field) and as such the redevelopment of it forms one of the exceptions, however any new development should not have a greater impact on the openness of the green belt than that of existing development on the site. There may be potential to increase building volume on the site subject to good design, landscaping, parking and the economic benefits of the end user. Accordingly the site is suitable for a variety of potential uses subject to the planning consent. A planning guidance note is available upon request.

EPC

An EPC Certificate has been commissioned at Band C.

TENURE

The property is available freehold with vacant possession.

EPC

Further details upon request.

PRICE

£2,950,000.

VAT

All rental prices and premiums are exclusive of VAT.

BUSINESS RATES

Further information available upon request.

LEGAL FEES

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

CONTACT

All enquiries to be directed to the joint Sole Agents.

DEDMAN GRAY

Mike Gray
Tel: 01702 311111
Email: mike@demangray.co.uk

Gerard Biagioni
Tel: 01702 311037
Email: gerard@dedmangray.co.uk

KEMSLEY

Colin Herman
Tel: 01708 759888
Email: colin.herman@kemsley.com

Ben Collins
Tel: 01708 759887
Email: ben.collins@kemsley.com



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are given notice that: (i) the particulars 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 or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

**DEDMAN
GRAY**

01702 311111

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733

www.kemsley.com

