

rybull  
group

Offered for Sale  
Development Opportunity

Baryta Close  
Stanford-le-Hope  
Essex  
SS17 0JE





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# Site Map



Areas	
Yard Space	534.305m <sup>2</sup>
Unit A1, 2 and 4	1622.497m <sup>2</sup>
Units 1, 2, 3, 4 and A	2394.022m <sup>2</sup>
Unit 3	313.121m <sup>2</sup>
Unit 5	792.263m <sup>2</sup>
Unit 6	1186.583m <sup>2</sup>
Unit 7	663.302m <sup>2</sup>
Unit 8	684.876m <sup>2</sup>
Unit 9	657.043m <sup>2</sup>
Unit 10	584.263m <sup>2</sup>

The land and buildings present a prime commercial investment or redevelopment opportunity, contingent upon obtaining the necessary planning permissions.

The combined land spans approximately 1.9 acres, comprising 10 commercial units. Conveniently located between Stanford-le-Hope High Street and the train station.

Further information including a past pre application from 2020 is available upon request via the data room.



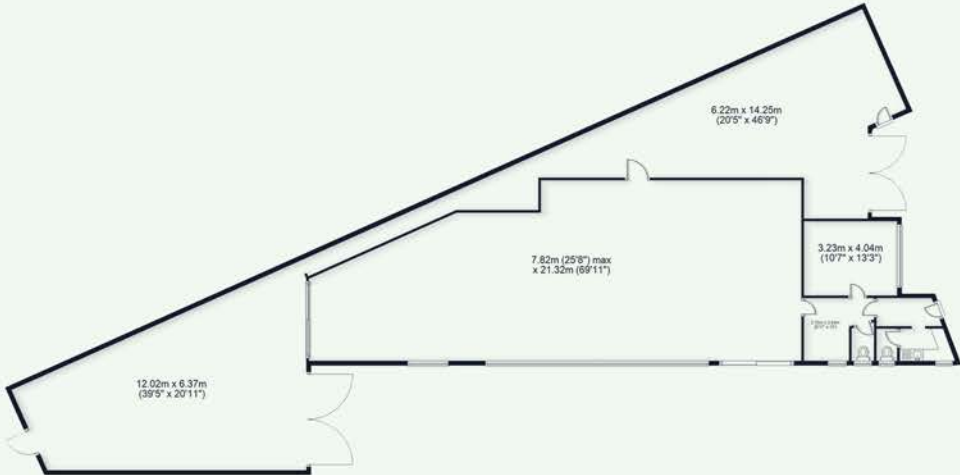


**Situated in a prominent central location in Stanford-le-Hope, this site includes multiple commercial buildings, mainly owner occupied, with the exception of Unit 10, which is currently vacant, and Unit 6, which has been leased back to a neighbouring owner-occupier.**

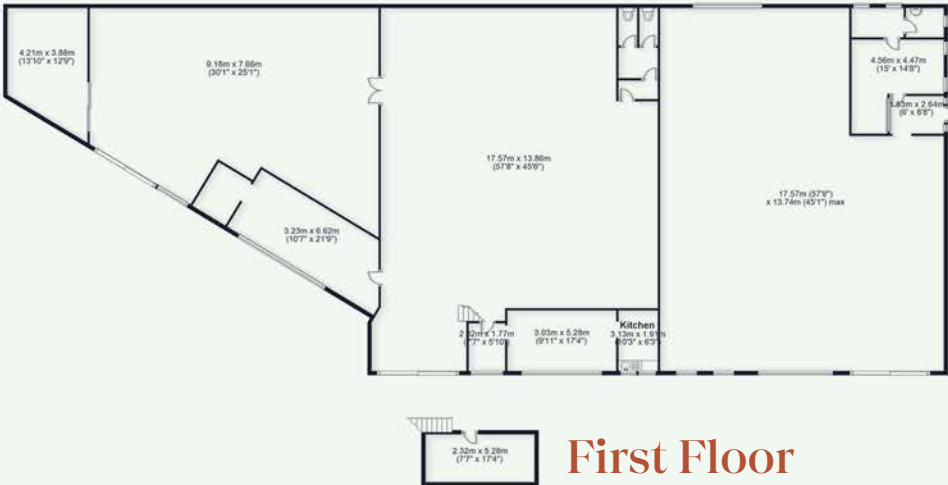
The land and properties offer potential for future redevelopment, subject to acquiring the appropriate planning consents . The existing single story buildings total approximately 39,860 sqft combined space and are positioned across the 1.9 acre site.

Upon the advice of a planning consultant, the land presents a good opportunity for redevelopment due to the draft allocation within the emerging Local Plan. It is noted that the Council would like to see a comprehensive development brought forward, potentially including any surrounding sites. It is the responsibility of any party wishing to offer or acquire the land, to carry out due diligence and seek their own independent advice.

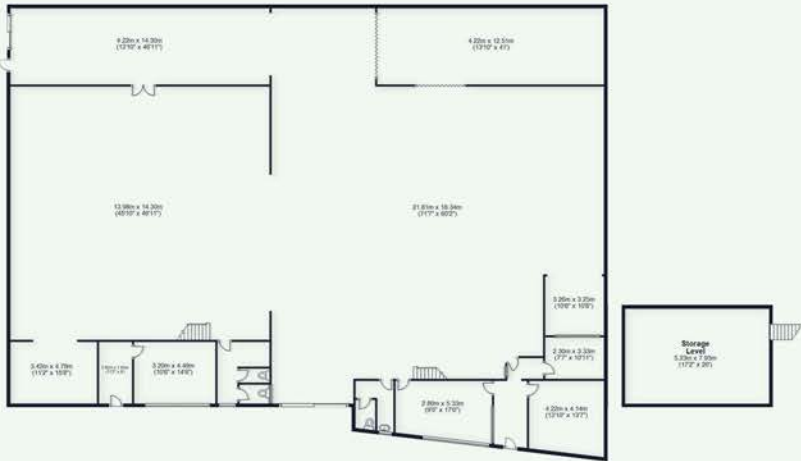
## Ground Floor



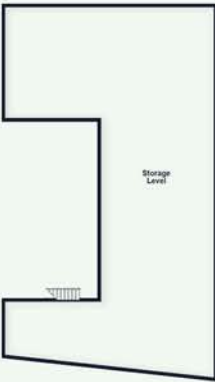
## Ground Floor



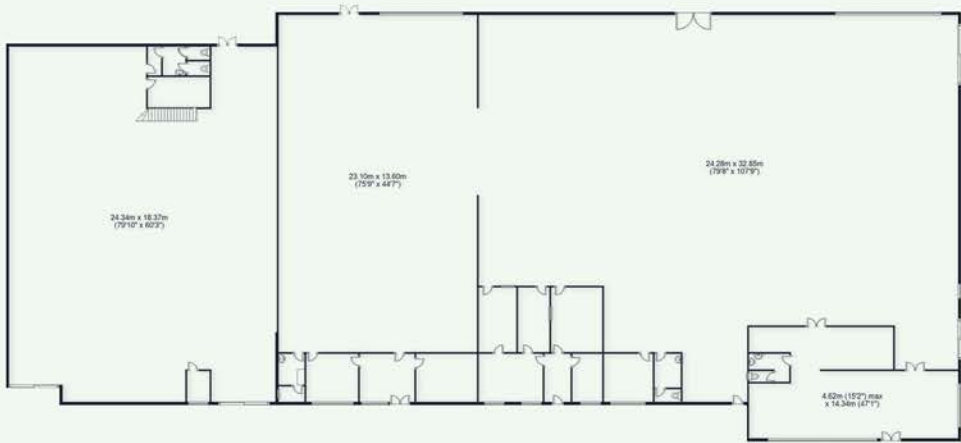
## Ground Floor



## First Floor



## Ground Floor





Stanford-le-Hope is a small town within the unitary authority area of Thurrock, Essex, nestled between Basildon and Grays. The town is popular with London commuters due to its convenient access to the capital, being approximately 45 minutes from London Fenchurch Street via the C2C train service.

The Stanford-le-Hope railway station also provides connections to Tilbury and Southend. The area boasts easy access to A13 road links to Basildon, Benfleet, and Wickford. Additionally, on the north bank of the Thames Estuary, Stanford-le-Hope is home to Gateway, one of the UK's newest and most advanced deep-sea container ports, offering global shipping services and creating local employment opportunities.

**Baryta Close**

Stanford Le Hope Station  
230 yards

East Tilbury Station  
2.8 miles

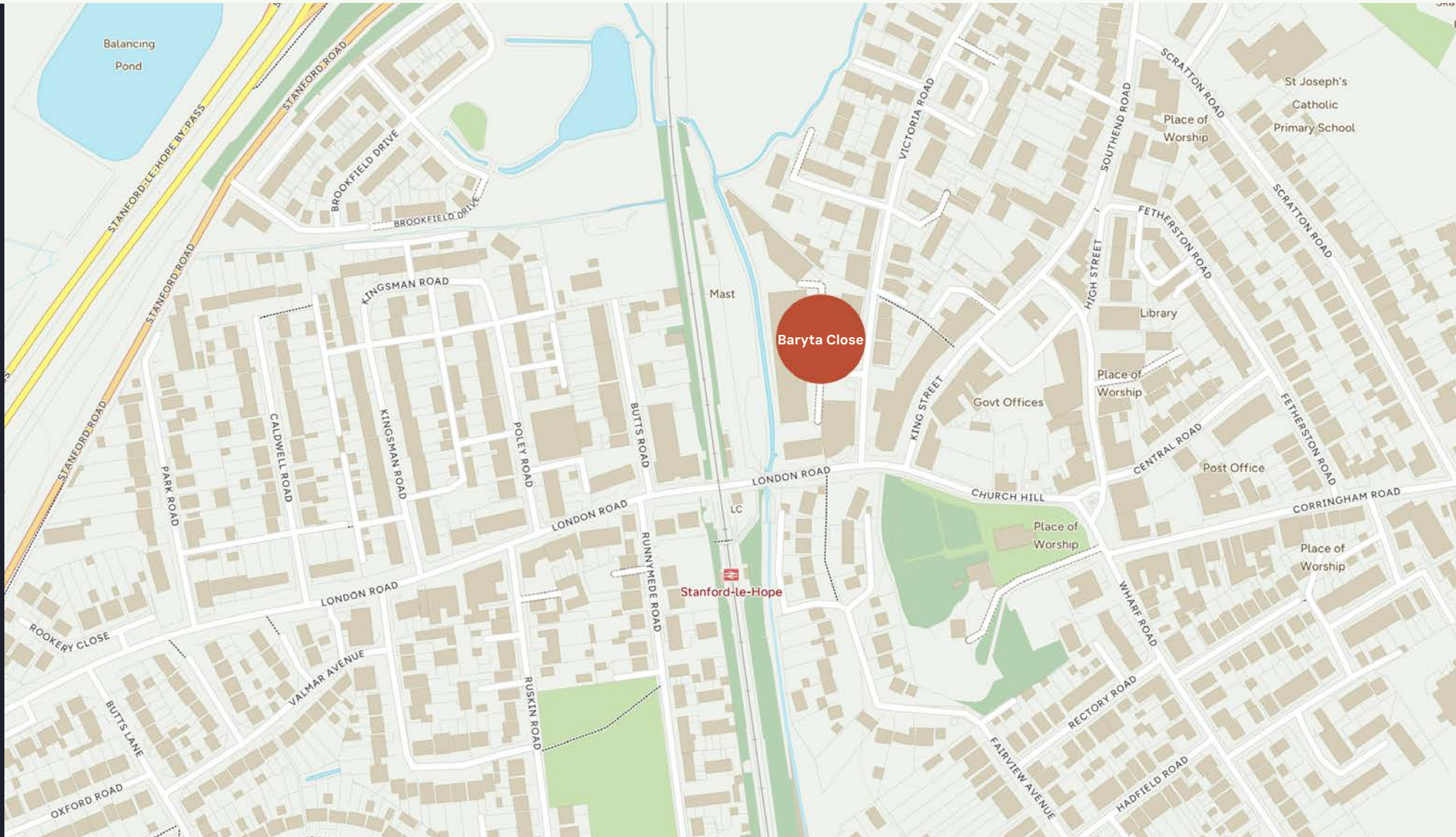
Laindon Station  
5.3 miles

St Clare's School  
0.8 mile (Ofsted Good)

St Joseph's Catholic  
Primary School  
0.6 miles (Ofsted Good)

Stanford Le Hope  
Primary School  
0.5 miles (Ofsted Good)

DP World London Gateway  
2 miles







**Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our relationships in the industry open doors to exclusive opportunities, while our commitment to staying at the forefront of technological advancements ensures that you have a competitive edge in the market.**

Rybull Group excels in both selling and acquiring properties, showcasing our prowess in diverse asset classes and values. Whether you're eyeing entry-level deals or substantial assets, our team is equipped to handle the full spectrum of property transactions.

Operating nationwide, we extend our services across the breadth of the UK. Our strategic presence allows us to tap into various markets, ensuring that we can deliver comprehensive solutions tailored to your unique requirements, regardless of location.

## Title & Tenure

The land is registered as freehold under the following HMLR titles:

Drew Simmonds Patterns, Baryta Close	EX622980
Unit A1, 2, And 4, Baryta Close	EX294366
Units 1, 2, 3, 4 And A, Baryta Close	EX214870
Unit 3 Baryta Close	EX314155
Unit 5 Baryta Close	EX216216
Unit 6 Baryta Close	EX216214
Unit 7 Baryta Close	EX214883
Unit 8 Baryta Close	EX214651
Unit 9 Baryta Close	EX214256
Unit 10 Baryta Close	EX295172

## Services

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

## VAT

The Property is not elected for VAT.

## Method Of Sale

The Property will be sold by way of informal tender (unless sold prior). Bid date to be announced in due course. All offers are invited on an unconditional, subject to contract or subject to planning basis. The land is to be sold with vacant possession.

## Viewings

The Property may be inspected, strictly by appointment only through the vendor's sole selling agents, Rybull Group.

## AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements.

For further information or to arrange an inspection, please contact a member of our team below:

### Chris Ryall

Director

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[www.thurrock.gov.uk/planning-and-growth](http://www.thurrock.gov.uk/planning-and-growth)  
[rybull.co.uk/land-development/](http://rybull.co.uk/land-development/)  
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