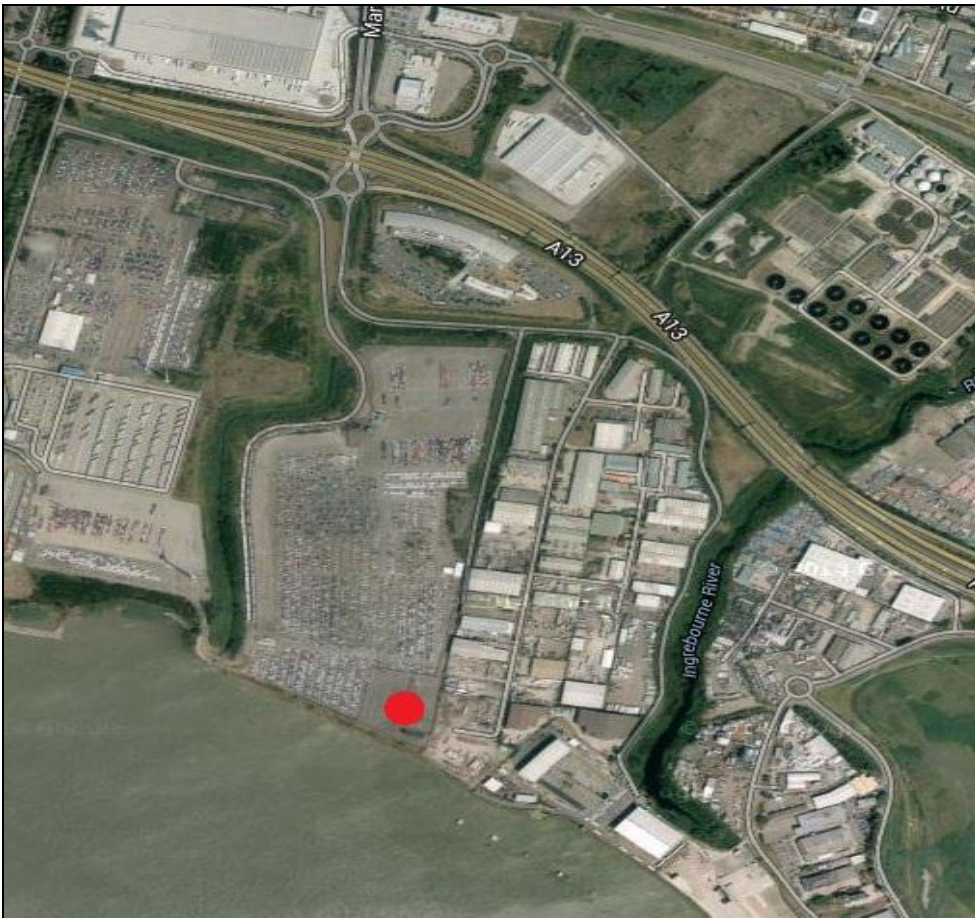




DEVELOPMENT SITE FOR SALE

Land at Frog Lane, Rainham, Essex, RM13 8UG

3.5 acres with consent for Waste to Energy Facility



Map for identification purposes only.

Location

The site is located on the northern bank of the River Thames at the end of a private lane off Marsh Way, Rainham. Rainham is located, approximately 22 km (13.6 miles) east of Central London. The site benefits from excellent road communications. The A13, a major route between Central London and the Eastern Counties and the A406 North Circular Road are both in close proximity to the site. The A13 links directly to junction 30/31 of the M25 to the east and the A406 links directly to the M11 to the north west.

Viewing/Further Information

BNP Paribas Real Estate

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Description

The site was formerly part of the Ford motor company complex and until 2010 was used as a vehicle holding area for vehicles pending onward transport.

The site is accessed via a private road off Marsh Way. The site is bounded to the north and west by the remainder of the Ford Motor Company car compound, to the east by Flogas LPG bottling depot, (a registered COMAH site) and Fairview Industrial Park and to the south by the River Thames. The site is fenced and surfaced with a mix of tarmac and concrete. There is also a small pond to the south east corner of the site.

Planning

The site currently has consent for a Waste to Energy Facility. The site may also be suitable for alternative uses, subject to planning.

We would advise interested parties to make their own enquiries with the local authority London Borough of Havering.

Services

There are currently no services connected to the site. We understand that mains services are located nearby in Marsh Way and the adjacent Fairview industrial Park. As far as we are aware Gas is not available. Interested parties are advised to make their own enquiries with the relevant service providers.

Tenure

Freehold.

Price

Offers in the region of £3,150,000

VAT

We have been advised by our clients that VAT will not be payable on the purchase price.

Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

Further information

Further information is available upon request. This additional information relates to the Waste to Energy plant, ground conditions and services.

All parties requesting further information will be required to enter into a Non-Disclosure agreement before information will be released.

