

FOR SALE

Residential Development Site

Proposed Scheme of 173 New Homes & Open Space

Site Area 11.20 Acres (4.50 Hectares)

Former Culver Centre, Daiglen Drive,
South Ockendon, Essex RM15 5RR



- Resolution to grant planning for 173 homes (pending)
- Close to Derwent Parade local shopping
- Approx one mile to Ockendon rail station
- NHS Health Centre opposite

 thurrock.gov.uk

**Lambert
Smith
Hampton**

KEMSLEY LLP
LAND & DEVELOPMENT

www.kemsley.com

Former Culver Centre, Daiglen Drive, South Ockendon, Essex

Location

The former Culver Centre and adjacent open space is located on the eastern side of Daiglen Drive, a main road running north-south through South Ockendon. The surrounding land use is predominantly housing but also includes flatted developments and the busy Derwent Parade local shopping centre where a mix of local and national retailers are present, including a Lidl store. South Ockendon NHS Health Centre is located opposite the site at the corner of Daiglen Drive and Darenth Lane. To the immediate north of the site is Shaw Primary Academy (Ofsted 'Good'). Lakeside shopping centre is nearby.

South Ockendon is a town within the Thurrock borough in Essex. It is located on the border with Greater London, just outside the M25 motorway and to the north of the A13 thus offering excellent road links including QE2 Bridge/Dartford Tunnel. South Ockendon benefits from a rail station providing regular services on the c2c line between Southend-on-sea, Tilbury and London Fenchurch Street (approx 29mins). In 2021 South Ockendon had an estimated population of 22,442 (source: Wikipedia).

Description

The western part of the site comprises the former Culver Centre which has palisade fencing to the boundary and a vehicular access point on the Daiglen Drive frontage. Areas of concrete hardstanding remain but the buildings have been demolished and cleared in preparation for proposed residential development. The eastern part of the site comprises open space and public park with some mature trees on site.

Site Area

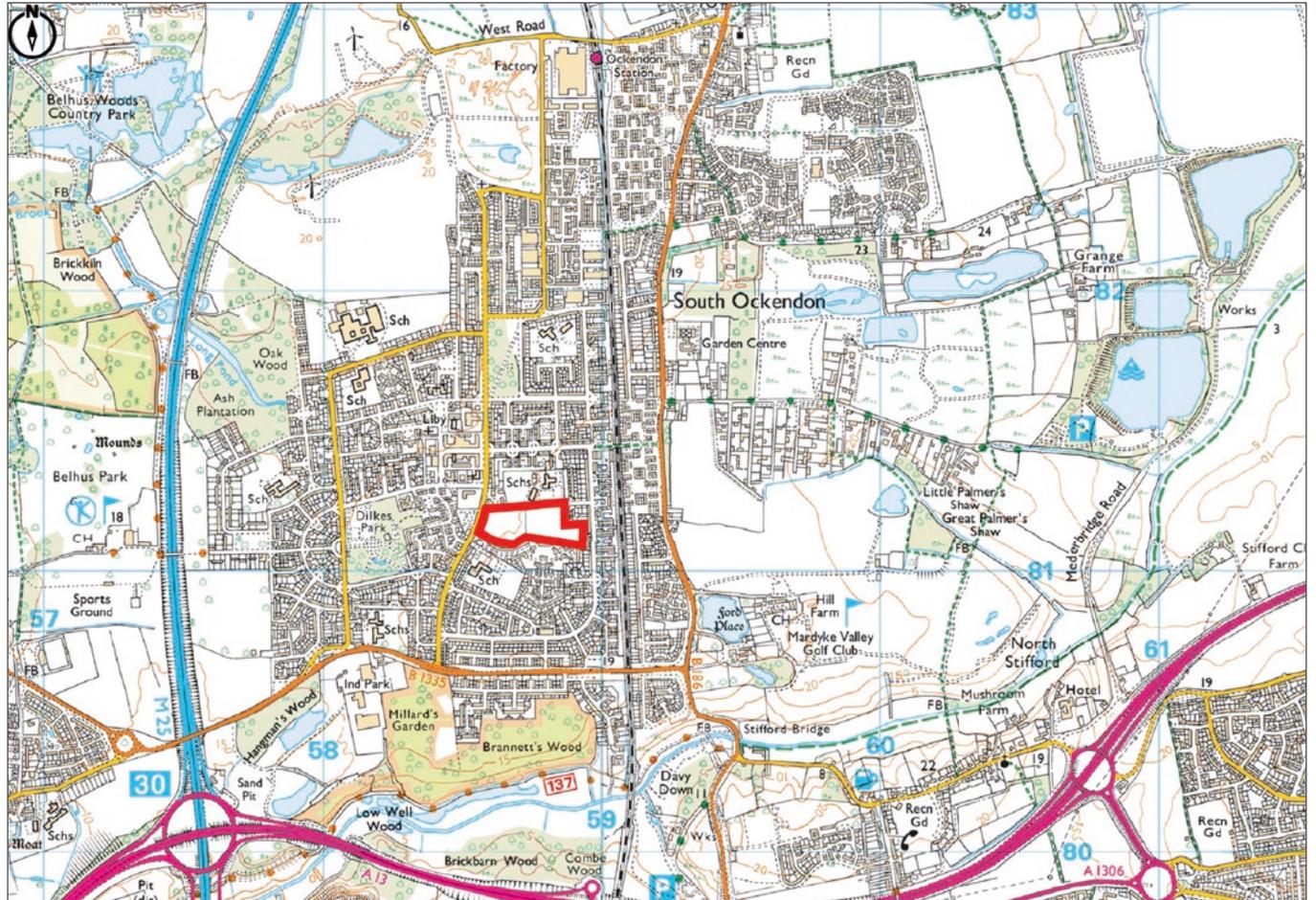
We have measured the site via digital mapping and estimate the gross site area at approximately 11.20 acres (4.50 hectares).

Services

All main services are believed to be supplied to the property or available nearby. Interested parties should satisfy themselves in this respect.

Data Room

Access to a Data Pack is available on request.



Former Culver Centre, Daiglen Drive, South Ockendon, Essex

Planning

The site was subject to a planning application (Thurrock Council Ref 20/01777/FUL) for:

“Development of 173 residential dwellings, comprising a mix of one and two bedroom apartments and two and three bedroom houses alongside the re-provision of public open space with associated landscaping and public realm, private and communal amenity space, car and cycle parking provision and access improvements”

At the Thurrock Council Planning Committee held 23 September 2021 there was a resolution to grant planning for the proposed scheme subject to completion of a satisfactory legal agreement (S106). The draft S106 Agreement included that 35% of the proposed dwellings be allocated for Affordable Housing, plus the developer was to make financial contributions towards Education, Health Services and Highways. Further details upon request.

PLEASE NOTE: A resolution to grant planning is not a planning decision, nor consent granted. The decision remains pending, but the agreed extension of time for the decision expired 15 April 2023. Interested parties should therefore make their own enquiries of Thurrock Council (www.thurrock.gov.uk) and their professional advisors in respect of planning potential and any proposed scheme on site, plus potential S106 contributions.



Images produced with consent from Darnton B3 Architects



Former Culver Centre, Daiglen Drive, South Ockendon, Essex, RM15 5RR



Method of Sale

The property is offered for sale upon freehold terms.

Our clients preference is for an UNCONDITIONAL SALE, however subject to planning offers with supporting information and drawings may be considered.

Offers are invited by informal tender **by 12pm (midday) on Thursday 19 October 2023**

A Tender Form is provided within the Data Pack although you may choose to submit your offer in another format. All offers must provide supporting documentation to include proof of financial ability to purchase at your offer price, and timescales for exchange and completion, and clearly state any conditionality attached to your offer.

Guide Price

Upon Application.

VAT

Sale of the property will be subject to VAT.

Viewing

Strictly by prior appointment with joint sole agents Kemsley LLP and Lambert Smith Hampton.

Legal Fees

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

Contact

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