

Appendix 1

Vosa, Tank Hill Road, Purfleet, RM19 1SX



Description: Large industrial unit let on a short time lease.

Holding Account	Site Area	USE	Title or Deed No
General Fund	4.10 Acres, 16,596 Sqm	Industrial	EX796642
Ward West Thurrock and South Stifford	EPC		

The site is considered suitable for a residential development. It is proposed that the Council's Housing Regeneration look at the viability of a Council led development on the site and depending on the result either develop through the HRA, dispose to TRL or dispose to the open market.

Buckingham Hill (Former Landfill Site), Stanford-Le-Hope



Description: Site is used for the borough's recycle centre.

Holding Account	Site Area	USE	Title or Deed No
General Fund	52 Acres, 212,142 Sqm	Refuse Centre / Open Land	EX936250
Ward East Tilbury	EPC		

The site is considered suitable for alternate uses. It is proposed that the Council look at the viability of alternative uses and either use or dispose of as is appropriate.

Former Depot (demolished), Curzon Drive, Grays, RM17 6BG



Description: Industrial site at Curzon Drive Industrial Estate.
The site is currently a mix of tenanted and vacant properties

Holding Account Grays Riverside	Site Area 4.8 Acres, 208,808 Sqm (approx.)	Use Industrial Site	Title or Deed No EX953397
Ward Grays Riverside	EPC N/A		

The site is considered suitable for a residential development or other beneficial uses. It is proposed that the Council's Housing Regeneration look at the viability of a Council led development on the site and depending on the result either develop through the HRA, dispose to TRL or dispose of to the open market.

Woodlands Edge PH. South Ockendon, RM15 5RD



Description: Property is situated on a large corner plot, with a large parking area. Site is let on a land only lease, expiring 24th March 2035.

Holding Account	Site Area	USE	Title or Deed No
General Fund	0.69 Acres, 2,813 Sqm	Public House	EX25346
Ward Belhus	EPC		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Crooked Billet PH, Billet Lane, Stanford-Le-Hope, SS17 0AR



Description: Public House located within the Billet Recreation ground in Stanford Le Hope.
Property is let on an FRI lease, expiring 1st May 2125.

Holding Account	Site Area	USE	Title or Deed No
General Fund	1.27 Acres, 5,153 Sqm	Public House	EX787652
Ward Stanford Le Hope West	EPC G		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Park Tavern PH, Aveley, RM15 4PH



Description: Public House situated within the centre of South Ockendon. Property is let out on a land only lease, ending on the 23rd June 2027.

Holding Account General Fund	Site Area 0.44 Acres, 1,793 Sqm	Use Public House	Title or Deed No EX26234
Ward Aveley and Uplands	EPC D		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Knight of Aveley PH, Derry Avenue, South Ockendon RM15 5LN



Description: Public House situated within the centre of South Ockendon. Property is let out on a land only lease, ending on the 23rd June 2034

Holding Account General Fund	Site Area 0.686 Acres, 2,778 Sqm	Use Public House	Title or Deed No EX25346
Ward Ockendon	EPC D		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

The Archer PH, Garron Lane, South Ockendon, RM15 5JU



Description:

The property is situated on the corner of Garron Lane and consist of a public house building, garden area and large car park.

The site is let on a land only lease, expiring 24th March 2036.

Holding Account General Fund	Site Area 0.50 Acres, 1,990 Sqm	Use Public House	Title or Deed No EX25346
Ward Belhus	EPC D		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Jack O'Lantern PH, Daiglen Drive, South Ockendon RM15 5AE



Description: Corner land plot held freehold by the Council but let on a long lease for proviosn of a public house. The building is the property of the lessee. Property has recently been destroyed by a fire.

Holding Account	Site Area	USE	Title or Deed No
General Fund	0.391 Acres, 1,586 Sqm	Currently used as a PH	EX25345
Ward Ockendon	EPC D		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Daniels (T/A Chadwell Arms) PH, Longhouse Road, Chadwell St Mary, RM16 4QP



Description: Public House situated within the centre of South Chadwell St Mary. Property is let out on a land only lease, ending on the 14th December 2066.

Holding Account General Fund	Site Area 0.739 Acres, 2,900 Sqm	Use Public House	Title or Deed No EX847209
Ward Chadwell St Mary	EPC E		

The Council owns a number of freeholds let on long leases to various tenants as Public Houses. The Council is unable to develop these properties and it is proposed that generally the Council should look to dispose of the freehold interests to the tenants initially and then to the open market.

Corys Wharf, Purfleet, RM19 1PS



Description: Open land running on the Thames river front.

Holding Account General Fund	Site Area 16.35 Acres, 66,000 Sqm	Use Open Land	Title or Deed No EX371902
Ward West Thurrock	EPC		

The site is considered suitable for alternate uses to generate revenue. It is proposed that the Council look at the viability of alternative uses and either use or dispose of as is appropriate.

Bennett Lodge Residential Home, Waterson Road



Description: A two storey residential care home let to Runwood Homes Plc with a lease expiring 30th August 2024

Holding Account	Site Area	Use	Title or Deed No
General Fund	1.61 Acres, 6,538 Sqm (approx.)	Residential Care Home	EX682427 EX653187
Ward Chadwell St Mary	EPC		

The Council currently owns the freehold of two residential homes let to Runwood Homes Plc. Historically it has been difficult to manage the leases effectively due to the Council being both Landlord and client for these homes. It is recommended that the freehold be disposed of to the tenant who have expressed an interest in purchasing

Leatherland Lodge Residential Home, Darenth Lane



Description: A two storey residential care home let to Runwood Homes Plc with a lease expiring 30th August 2024

Holding Account General Fund	Site Area 0.84 Acres, 3,415 Sqm (approx.)	Use Residential Care Home	Title or Deed No EX89963
Ward Belhus	EPC		

The Council currently owns the freehold of two residential homes let to Runwood Homes Plc. Historically it has been difficult to manage the leases effectively due to the Council being both Landlord and client for these homes. It is recommended that the freehold be disposed of to the tenant who have expressed an interest in purchasing

Land adj Arena Essex

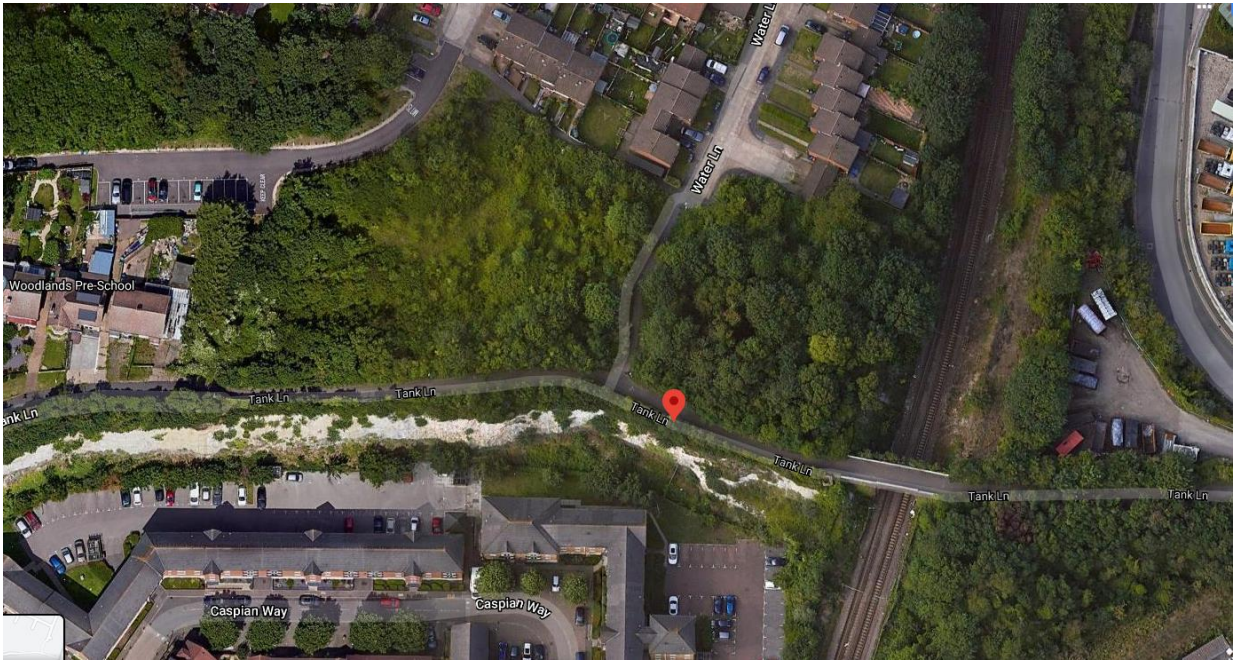


Description: Vacant land situated on the roundabout adjacent Arena Essex.

Holding Account	Site Area	Use	Title or Deed No
General Fund	3.04 Acres, 12,307 Sqm	Open Land	EX277479
Ward	EPC N/A		
West Thurrock and South Stifford			

The site is considered suitable for alternate uses to generate revenue. It is proposed that the Council look at the viability of alternative uses and either use or dispose of as is appropriate.

Land north of Tank Lane, Purfleet



Description: Open land adjacent the Garrison Estate, Purfleet.

Holding Account	Site Area	Use	Title or Deed No
General Fund	2,05 Acres, 8,325 Sqm	Open Land	EX187879
Ward Aveley and Uplands	EPC N/A		

The site is considered suitable for a residential development or other beneficial uses. It is proposed that the Council's Housing Regeneration look at the viability of a Council led development on the site and depending on the result either develop through the HRA, dispose to TRL or dispose of to the open market.

Whiteacres, Daiglen Drive, South Ockendon



Description: Open Land situated on Daiglen Drive, South Ockendon.

Holding Account	Site Area	Use	Title or Deed No
General Fund	0.89 Acres, 3,611 Sqm	Open Land	EX153605
Ward Belhus	EPC N/A Open Land		

The site is considered suitable for a residential development or other beneficial uses. It is proposed that the Council's Housing Regeneration look at the viability of a Council led development on the site and depending on the result either develop through the HRA, dispose to TRL or dispose of to the open market.