



# Curzon Drive, Manor Way, Grays

**£2,400,000** Freehold

Ali & Co are delighted to present this exceptional opportunity with FULL Planning Permission to develop 44 units, Located close to Grays Town Centre and Riverside.

Development Site With Planning Permission | 10% Affordable Housing | S106 & RAMS Contribution £159,045 | Close to Town Centre And Main Transport Links | Mix of 1,2 and 3 Bed Apartments |

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**Ali&Co**  
PROPERTY SERVICES

## Development Opportunity

For Sale: Prime Development Site with Full Planning Permission - Curzon Drive, Grays, Essex

Location: Curzon Drive, Grays, Essex

Planning Permission Number: 18/00386/FUL

Property Highlights:

Size: Generously sized site ideal for development

Planning Permission: Full planning permission granted (Planning Permission Number 18/00386/FUL) for a residential scheme, offering an immediate opportunity to commence construction

Ideal for Developers: A fantastic opportunity for developers seeking a ready-to-go project with approved plans in place Planning consent to develop 44 units.

S106 & Rams contribution £159,045

Accessible Location: Situated in a sought-after location within Grays, Essex, with excellent transport links and close proximity to local amenities, schools, and the town centre

Strong Investment Potential: A location primed for capital growth, this site is an ideal investment for both residential and commercial development

Description: We are pleased to present this exceptional development opportunity located on Curzon Drive, Grays, Essex. This sizeable site comes with full planning permission under reference number 18/00386/FUL, allowing for a range of development possibilities, including residential housing.

The site benefits from a prime location in Grays, offering easy access to key transport routes and essential services, making it a highly attractive prospect for developers. With the necessary approvals already in place, the site offers a smooth transition from planning to construction, saving valuable time.

Contact Ali & Co for more details or to arrange a viewing.

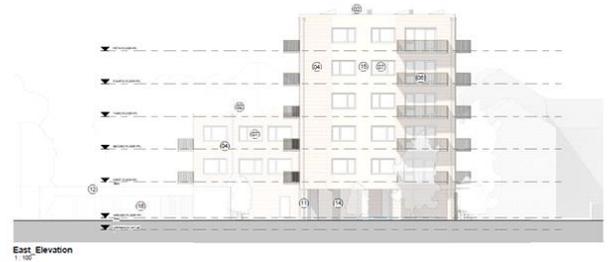
Don't miss out on this rare development opportunity – ideal for both immediate development or future investment in the thriving Essex area.

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains





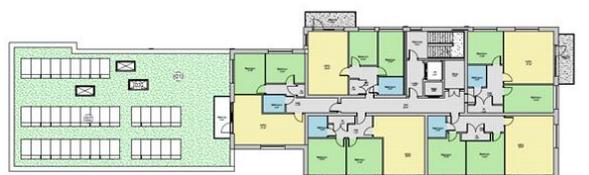
PROPOSED FIRST FLOOR - WEST END  
1:100



PROPOSED SECOND FLOOR - WEST END  
1:100



PROPOSED THIRD FLOOR - WEST END  
1:100





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.