

FREEHOLD SITE  
FOR SALE

SECURE YARD OFF  
NORTH PLACE  
HARLOW

CM20 2SL

RAPLEYS



SECURE  
OPEN STORAGE  
YARD



SITE AREA  
APPROXIMATELY  
3,493.5 sqm  
(0.86 ACRES)



ESTABLISHED  
INDUSTRIAL  
LOCATION

# LOCATION

The yard is situated to the north-east of Harlow within an established industrial and commercial area. Access is provided via North Place, which connects with the A414 (Edinburgh Way) approximately 500 ft to the south.

The A414 provides convenient access to the wider Harlow road network and to the M11, which is approximately a 7-minute drive to the east. The M11 provides direct connections to the M25, Bishop's Stortford and Stansted Airport, making the site well positioned for occupiers serving London, Essex and the wider South East.

The surrounding area is characterised by a mix of industrial, trade counter, automotive and storage uses, with nearby occupiers including Screwfix, Formula One Autocentres, Škoda and Safestore Self Storage.

Stansted Airport is approximately an 18-minute drive to the north-east of the site, while Harlow Town railway station is approximately 2.2 miles to the south-west. Central London is approximately 31 miles to the south-west.

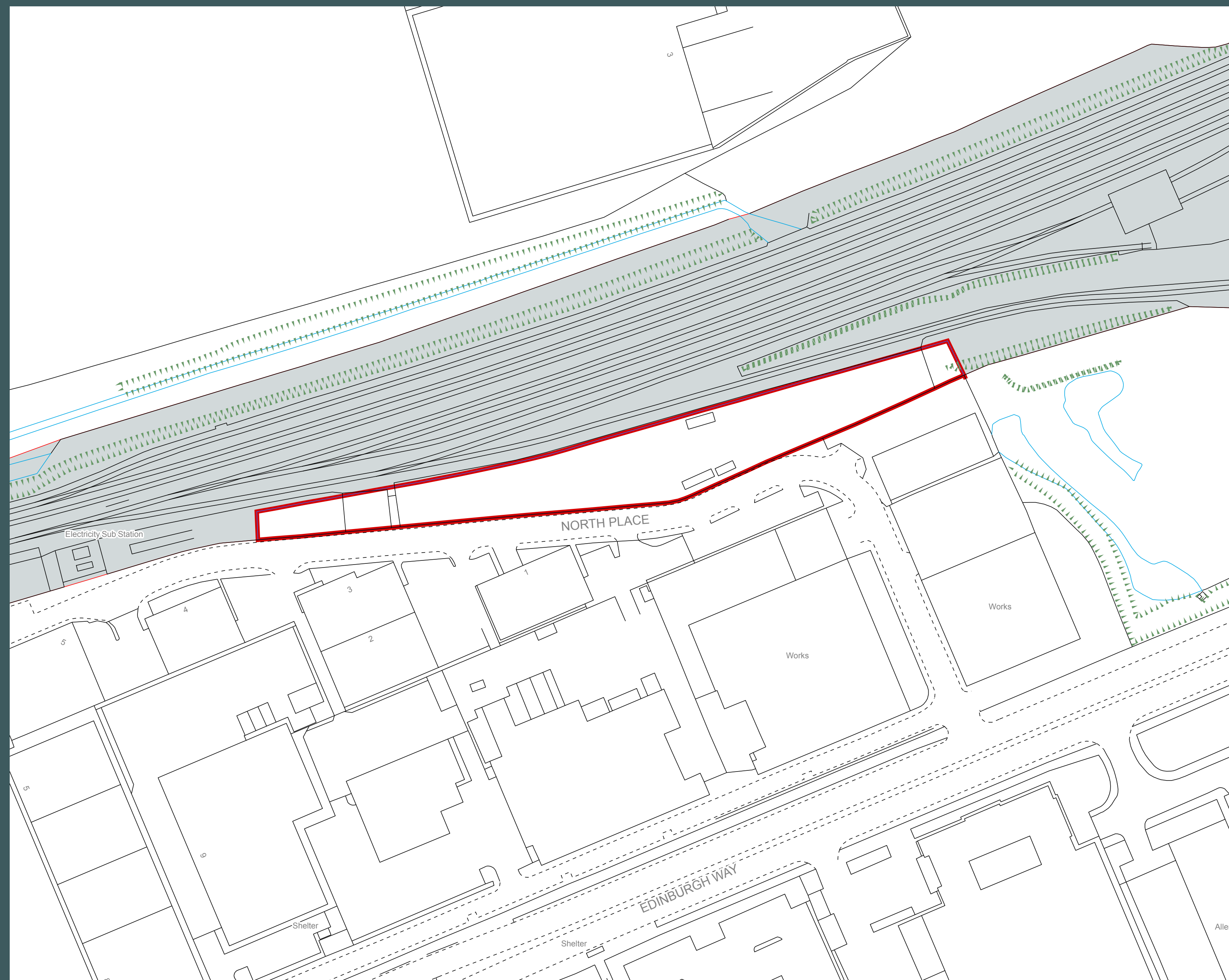


# SITE DESCRIPTION

The site comprises a secure parcel of hardstanding open storage land extending to approximately 3,493.5 sqm (0.86 acres). It is enclosed by boundary fencing, with gated vehicular access from North Place, and is currently vacant.

The site is long, narrow and irregular in shape, extending broadly east to west along North Place and widening through the central section. The southern boundary fronts North Place, while the northern boundary adjoins the railway.

The site will be sold subject to a 5-metre no-build zone along the boundary with Network Rail.



# PLANNING

The site lies within the administrative area of Harlow Council. The adopted Harlow Local Development Plan identifies Harlow Mill Rail Station under Policy SIR3 – Waste and Minerals, including Site SIR3-1, which is safeguarded as a Transhipment Site and Coated Stone Plant.

Planning records indicate that the Railway Yard at North Place has historically been used as a waste transfer facility. Planning application HW/CC/14/40003 relates to the retrospective change of use of land from general industrial/storage use to use as a Waste Transfer Station.

According to the Environment Agency Flood Map for Planning, the majority of the site lies within Flood Zone 1, with part of the eastern end of the site falling within Flood Zone 2.

Interested parties are advised to satisfy themselves as to the planning status of the site, the extent and effect of any existing planning permissions, the lawful and authorised use of the land, the implications of the relevant waste and minerals safeguarding policies, and any environmental permitting requirements. Enquiries should be made directly with Harlow Council, Essex County Council and the Environment Agency in respect of any proposed use of the property.



# PLANNING HISTORY REFERENCE

HW/CC/14/40003 – Change of Use of Land from General Industrial/Storage to Use of the Site as a Waste Transfer Station (Retrospective), North Place, Edinburgh Way, Harlow, Essex CM20 2SL.

# PLANNING POLICY REFERENCE

Harlow Local Development Plan, adopted December 2020 – Policy SIR3 (Waste and Minerals) and adopted Policies Map.

# TENURE

The freehold interest is offered for sale with vacant possession on completion, subject to the matters referred to within the legal documentation and Data Room.

# VIEWINGS

- Viewings are strictly by prior appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

# BIDS & SUBMISSIONS

Offers are invited for the freehold interest on an unconditional basis.

A 10% deposit will be payable upon exchange of contracts.

Offers should be submitted by 5 November 2026.

All offers should be submitted to Serena Esses at [serena.esses@rapleys.com](mailto:serena.esses@rapleys.com).

All submissions should include the following information:

- The identity of the purchaser, together with appropriate supporting information, including details of the ultimate owner or parent company, corporate structure and registered office.
- Confirmation of funding and details of any third-party approvals required.
- Confirmation that the purchaser and its solicitors have reviewed the documentation contained within the Data Room.
- Details of the solicitors who will be acting on behalf of the purchaser in the transaction.

# IDENTITY CHECKS / AML

The Money Laundering Regulations require Rapleys to undertake identity and anti-money laundering checks in respect of prospective purchasers.

Purchasers will be required to provide appropriate evidence of identity and address. In the case of a corporate purchaser, appropriate information will also be required in respect of the company and its beneficial owners.

# CONTACTS



ANGUS IRVINE  
[angus.irvine@rapleys.com](mailto:angus.irvine@rapleys.com)



SERENA ESSES  
[serena.esses@rapleys.com](mailto:serena.esses@rapleys.com)



SAM GRAHAM  
[sam.graham@rapleys.com](mailto:sam.graham@rapleys.com)

# RAPLEYS

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2026.