



5 Bedford Road,
South Woodford
E18 2AQ



Freehold Development Opportunity with Planning Permission

- Freehold
 - Planning permission for 7 apartments
 - Popular South Woodford location
 - Offers invited in excess of £1,000,000
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Description

The proposed development land is currently occupied by a large single dwelling house. The property benefits from planning permission for the demolition of the existing house and the construction of a two and a half storey building comprising 5 x two bedroom and 2 x one bedroom apartments.

Location

The site is situated within the highly sought after South Woodford. South Woodford is considered very popular and has a great selection of exclusive clubs, restaurants and boutique shops. The beautiful Epping Forest is only a short drive from the property providing an excellent retreat from the city. Westfield Shopping Centre is also a 10-minute drive from the property.

Transport

The property is located within a five-minute walk of South Woodford tube station, providing a direct route into London Liverpool Street via the Central Line within 20 minutes. South Woodford sits at the junction of the North Circular Road, which provides access to the start of the M11 Motorway leading to London Stansted Airport and the M25.

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Existing rear-view



Schedule

| Flat | Floor | Bedrooms | M ² | ft ² |
|------|--------|----------|----------------|-----------------|
| 1 | Ground | 2 | 61 | 656 |
| 2 | Ground | 2 | 61 | 656 |
| 3 | Ground | 1 | 53 | 581 |
| 4 | First | 2 | 61 | 656 |
| 5 | First | 1 | 50 | 538 |
| 6 | First | 2 | 61 | 656 |
| 7 | Second | 2 | 90 | 968 |
| | | | 437 | 4,711 |

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Planning Permission

Planning permission has been granted under reference 0172/13 by the London Borough of Redbridge for the demolition of the existing dwelling house and erection of a new building comprising of 5 x 2 bed and 2 x 1 bedroom flats.

For further information please contact Redbridge Council on 0208 554 5000

Buyers Note

We feel the current permission has potential to be improved, subject to gaining the necessary consents.

VAT

We understand that VAT is not applicable.

Viewings

Viewings are adequately made from the roadside.

Terms

Offers are invited in excess of £1,000,000 Subject to Contract for the freehold interest.

Additional Information

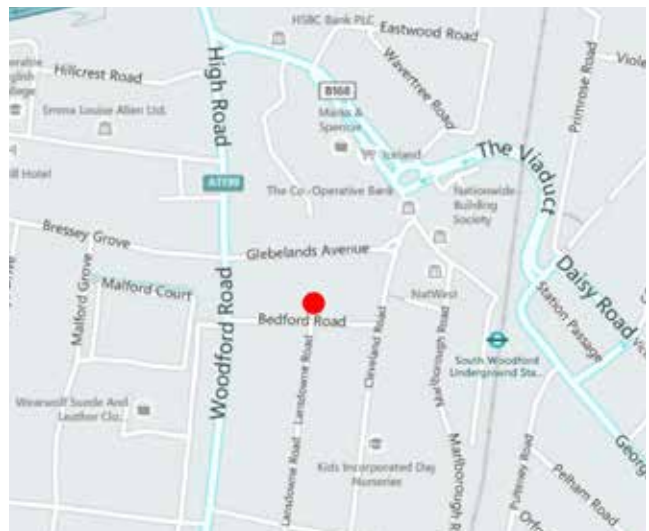
Copies of the existing and proposed floor plans and decision notice are available upon request.

Plan



Sam Murphy 01992 660204
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Location map



Craig Gray 01992 660204
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