



# Land to the rear of 45 Mildenhall Road, Hackney, London E5 0RT



Proposed side elevation from Cornthwaite Road

## Freehold Development Opportunity, Hackney E5

- Planning permission for a single family dwelling
- Approximately 1,270 sq.ft
- South facing courtyard
- On street parking
- Freehold
- Offers in excess of £375,000

### Description

The existing site is part of the rear garden of 45 Mildenhall Road and the proposed house will be accessed via Cornthwaite Road. The site benefits from planning permission to create a single family dwelling over lower ground and ground floor levels of approximately 1,270sq.ft. The property when constructed will consist of a two / three bedroom with south facing courtyard with parking available on street.

### Location

The area offers a diverse community of local shops and businesses, situated in the ever increasingly popular Borough of Hackney. The property is in close proximity to the pleasant recreational spaces of both of Hackney Marsh and Hackney Downs.

### Transport

The property is located within close proximity to several stations servicing the North London area including Clapton (0.6mi) and Rectory Road (0.8mi) whilst the London Bus network ensures quick and easy access to the Underground Tube network.

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## Existing Site



## Planning Permission

Planning permission has been granted by the London Borough of Hackney Planning Department under the reference 2015/0444 for the erection of a new 2 bedroom, 4 person dwelling house over two levels at ground and basement with associated green roof, roof lights, cycle and bin stores.

For further information in regards to this application please contact Hackney Council Planning Department on 020 8356 8062

## VAT

We understand that VAT is not applicable.

## Site map (for identification purposes only)



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

## Financial Contributions

The site is subject to a CIL contribution of £4,134 & £2,953

## Viewing

Viewings can be adequately made from the roadside in the first instance.

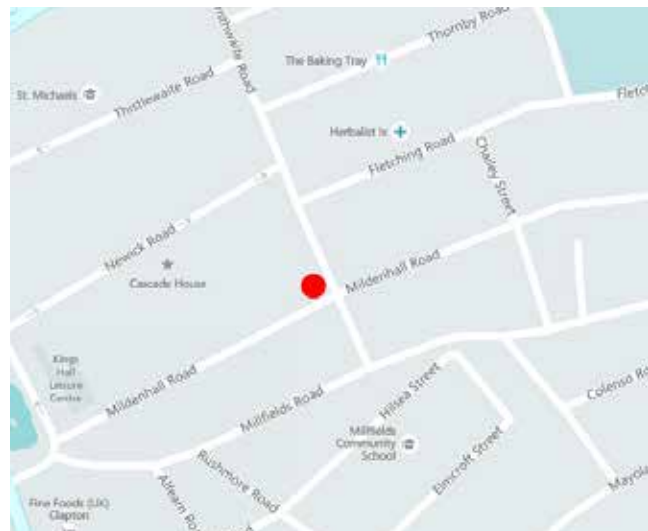
## Terms

Offers are invited in excess of £375,000 for the vacant freehold interest.

## Additional Information

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

## Location map



Sophie Chapps 01992 660204  
sophie.chapps@highfield-investments.co.uk