



Land Adjacent to 33 Platford Green, Hornchurch RM11 2TA



Land For Sale with Planning Permission for 3 detached houses

- Planning permission for three houses
 - Sought after Emerson Park Location
 - 3 x 5 bedroom luxury houses
 - Approximately 2637sq.ft each
 - Offers in excess of £725,000
-

Description

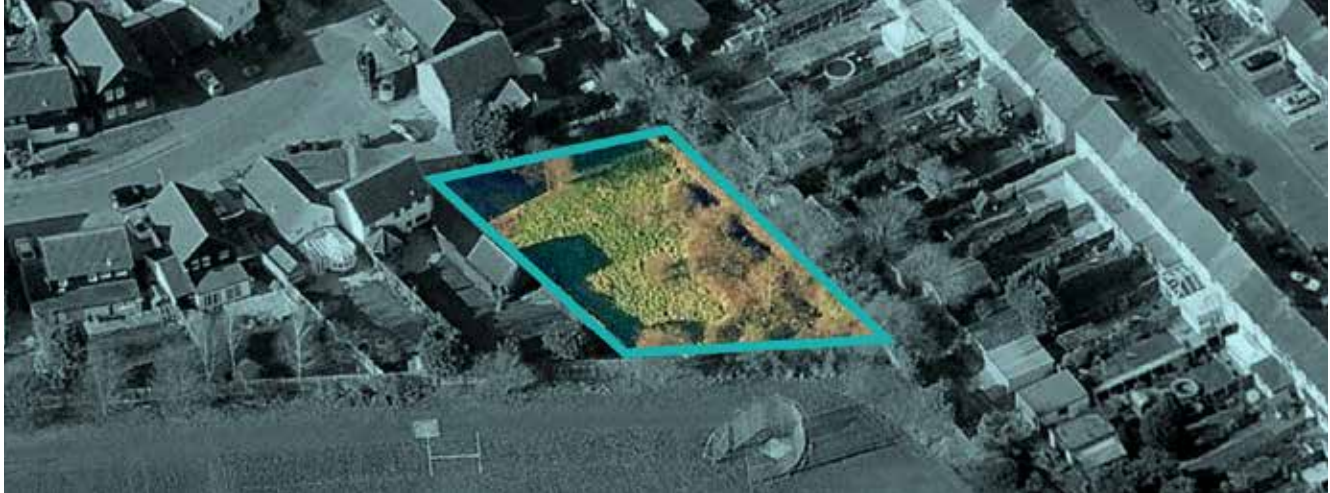
The existing site comprises a vacant piece of land of approximately 0.346 acres, which benefits from planning permission to create 3 x 5 bedroom detached houses of approximately 2637sq.ft each. The houses when constructed will be over ground, first floors and second floors each with a two off-street parking bays and good sized gardens.

Location

The site is set within a cul-de-sac located on the edge of the sought after Emerson Park Development. Emerson Park is a suburban development within the London Borough of Havering and is located to the North of Hornchurch town centre. The town centre has many excellent restaurants, pubs and bars. The popular Queens Theatre is also nearby. There are a variety of different types of properties in Emerson Park, however the vast majority are substantially large detached homes. The site is in the catchment area for the outstanding Ardleigh Green and Nelmes Primary schools and also Campion Secondary School.

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Current site



Front CGI



Rear CGI



Rear CGI

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Transport

The property is a 5-minute drive to Gidea Park and Emerson Park train stations, both providing links to London Liverpool Street within 30 minutes. There are also several London Bus routes serving the area. The M25 motorway is also a short drive away.

Planning Permission

Planning permission was granted by the London Borough of Havering Planning Department on the 5 November 2013 ref P1351.13 for 2 No four-bedroom houses each with a double garage. The current vendor went back to planning with an appeal on the 17 September 2014 ref P1265.14 / Appeal ref: APP/B5480/W/15/3011355 and has now been granted on 25 November 2015 for the erection of 3 No. five-bedroom houses on the land adjacent to 33 Platford Green, Hornchurch in accordance with the terms of the application, ref p1265.14 dated 5 September 2014.

Tenure

Freehold.

Schedule

House	Beds	M ²	ft ²
1	5	245	2637
2	5	245	2637
3	5	245	2637
		735	7911

Plan



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VAT

We understand the sale will not be subject to VAT.

Financial Contributions

We understand that the site is liable for financial contributions of approximately £33,590.

Buyers note: There is an overage in place of 10% on the achieved values of the 3 houses above £1,000,000.

The property will be placed in the Savills auction on the 20th June 2016 at The Marriott Hotel, Grosvenor Square, London W1K 6JP unless sold prior.

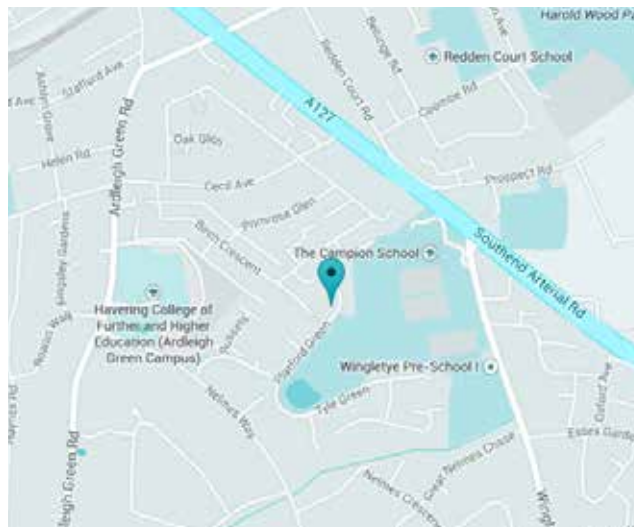
Terms

Offers are invited in excess of £725,000

Further Information

Copies of the existing and proposed planning drawings and appeal notice are available upon request.

Location map



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