



101 Cumberland Road,
Plaistow, London E13 8LS



Development Opportunity with Planning Permission for 9 Private Residential Units

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- Planning permission to construct 9 residential units
 - Cleared land in readiness for development
 - London Borough of Newham
 - Freehold
 - Offers in excess of £1,200,000
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Description

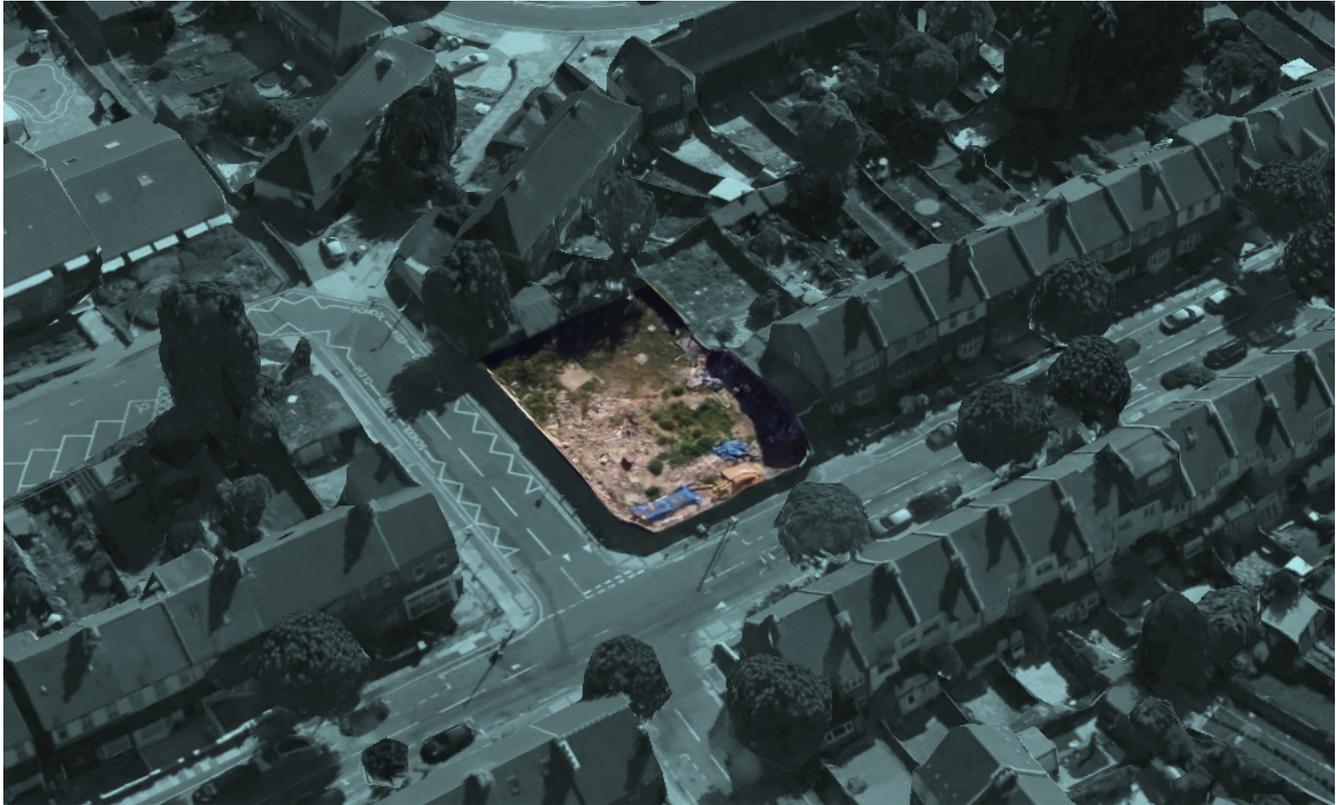
The existing site is a cleared corner plot of land which was formerly “The Duke of Cumberland” which now benefits from planning permission to create a part-three, part-four storey development comprising 9 self-contained units (3 x 3 bedroom, 5 x 2 bedroom and 1 x 1 bedroom apartments) with access from Cumberland Road and Elkington Road. The design of the accommodation is suitable for contemporary family living, while contribution to the cultural and architectural identity of Newham.

Location

The proposed development is located at the corner of Cumberland Road and Elkington Street in Plaistow. The Kaizen Primary School is located to the east of the property and Cumberland Secondary School is less than half a mile away. The site is in close proximity to Cumberland playing fields and Newham Leisure Centre, a Council-run centre with dance studios, a health suite, running track, astro pitches and sports hall. Westfeld Shopping centre and the Queen Elizabeth Olympic Park are under 3 miles away from the site, easily reached via public transport or a just a short drive in the car.

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Current Site



Schedule

| Unit | Floor | Description | Amenity | M ² | Ft ² |
|-------|--------|-----------------|------------------------------------|----------------|-----------------|
| One | - | 3 Bedroom House | Rear terrace & upper floor terrace | 104 | 1,119 |
| Two | - | 3 Bedroom House | Rear terrace & upper floor terrace | 107 | 1,152 |
| Three | Ground | 1 Bedroom Flat | Front Terrace | 60 | 646 |
| Four | Ground | 2 Bedroom Flat | Front & Rear terrace | 67 | 721 |
| Five | First | 2 Bedroom Flat | Balcony | 66 | 710 |
| Six | First | 2 Bedroom Flat | Balcony | 68 | 732 |
| Seven | Second | 2 Bedroom Flat | Balcony | 66 | 710 |
| Eight | Second | 2 Bedroom Flat | Balcony | 68 | 732 |
| Nine | Three | 3 Bedroom Flat | Terrace | 90 | 969 |
| | | | | 696 | 7,491 |

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Transport

The site is less than 1 mile from Plaistow Station (District and the Hammersmith & City lines) in zone 3. Canning Town Underground station (Jubilee and DLR lines) is just over a mile away and from the O2, Canary Wharf, Green Park and London City Airport are only a few minutes away. The nearby A112 provides links to the A13 and the A12, with further links to the Docklands area.

The site has a PTAL level 3 rating and is close to a PTAL 4 zone.

Planning Potential

Planning was granted on the 8th March 2016 under application number 16/00584/FUL for the; Erection of 9 x self-contained residential units comprising of 3 x 3 bed, 5 x 2 bed, 1 x 1 bed units including cycle and refuse storage on the ground floor.

For any further information please contact Newham Council Planning Department on 0208 430 2000.

Additional Information

For copies of all planning documents please contact a member of the Highfield team.

Tenure

Freehold.

VAT

We understand that VAT is not applicable.

Financial Contributions

The site is liable to a Mayoral and Newham CIL totaling £57,894.88

Viewings

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

Terms

Offers in excess of £1,200,000 for the vacant freehold interest.

Site map



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Location map



Sam Bacon 01992 660204
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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.