

FREEHOLD FOR SALE WITH PLANNING PERMISSION

279 South Street, Romford RM1 2BB

H Investments
Highfield

ESTATE OFFICE
PROPERTY CONSULTANTS



FREEHOLD FOR SALE WITH PLANNING PERMISSION

- Planning permission granted for 9 apartments
- 2 x one-bedroom, 5 x two-bedroom and 2 x three-bedroom units
- Part conversion / part new build
- 7 parking spaces provided
- Existing building extends to circa 338m² / 3,638ft²
- 0.4 miles to Romford station and the new Elizabeth Line
- Prominent town centre location
- Freehold with vacant possession
- Offers in excess of £1,100,000 +VAT

SITE DESCRIPTION

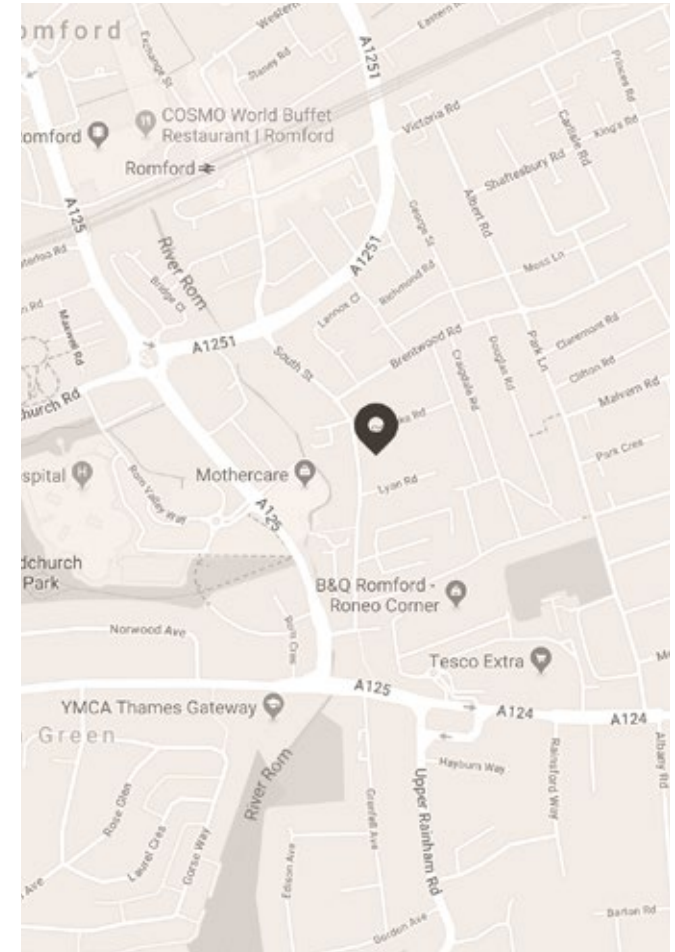
The existing property is the former Old Oak Public House which is now vacant. The property now benefits from planning permission to convert and extend the existing building to provide a new three storey building comprising 2 x one-bedroom 5 x two-bedroom and 2 x three-bedroom apartments extending to a total of approximately 604m² / 6,512ft². Parking is also provided.

LOCATION

The site is located on South Street in Romford within the London Borough of Havering. Both the Liberty Shopping Centre and The Mercury Shopping Centre are located in close proximity whilst South Street and Romford Town Centre also provides many excellent restaurants, pubs and bars including a Vue cinema. The Raphael Independent school and Hylands Primary School along with Manor Green College are all in close proximity.

TRANSPORT

An approximately 8-minute walk from the property, Romford station (National Rail line) provides fast links to Stratford (21 mins) and London Liverpool Street (17 mins) stations. Romford station will also benefit from a Crossrail link which will allow direct access to Heathrow Airport and Reading along with faster journey times in to Central London.



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PROPOSED SCHEDULE

Unit	Type		Beds	GIA (sq m)	GIA (sq ft)
1	Apartment	New/Conversion	2	64	689
2	Duplex	Conversion	3	88	947
3	Duplex	New	3	88	947
4	Apartment	New	1	54	581
5	Apartment	New/Conversion	2	64	689
6	Apartment	New	2	61	657
7	Apartment	New/Conversion	2	64	689
8	Apartment	New/Conversion	2	72	775
9	Apartment	New	1	50	538
Total GIA				605	6,512

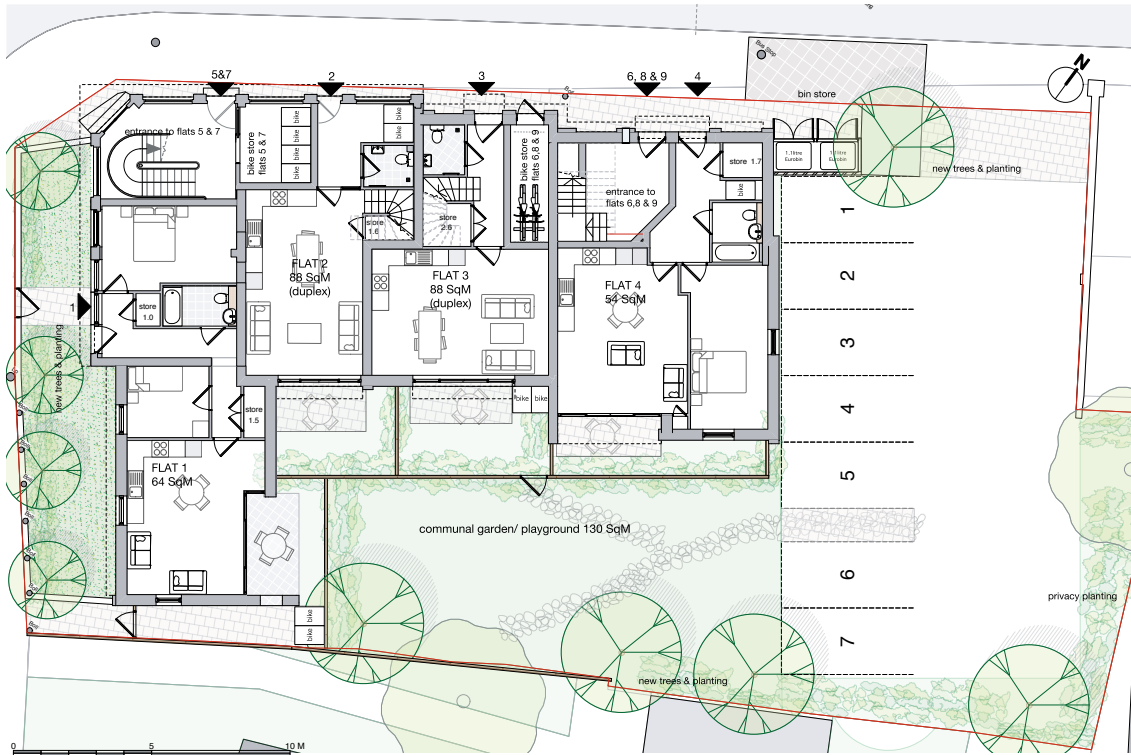


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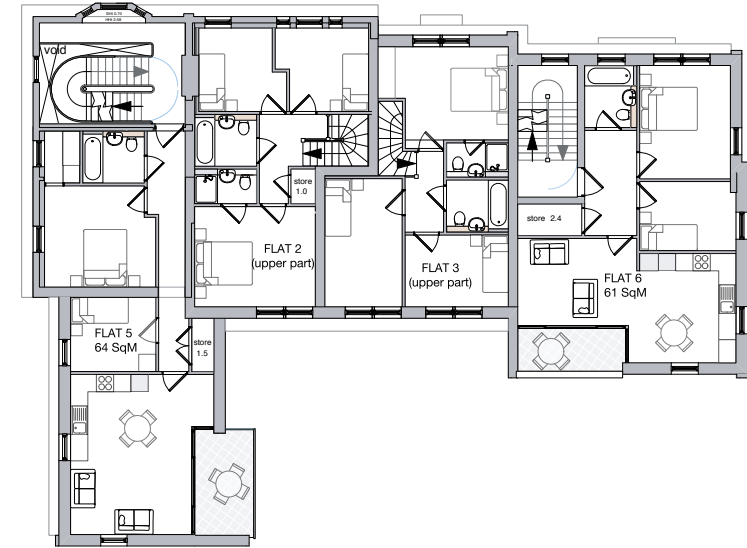
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PROPOSED FLOORPLANS

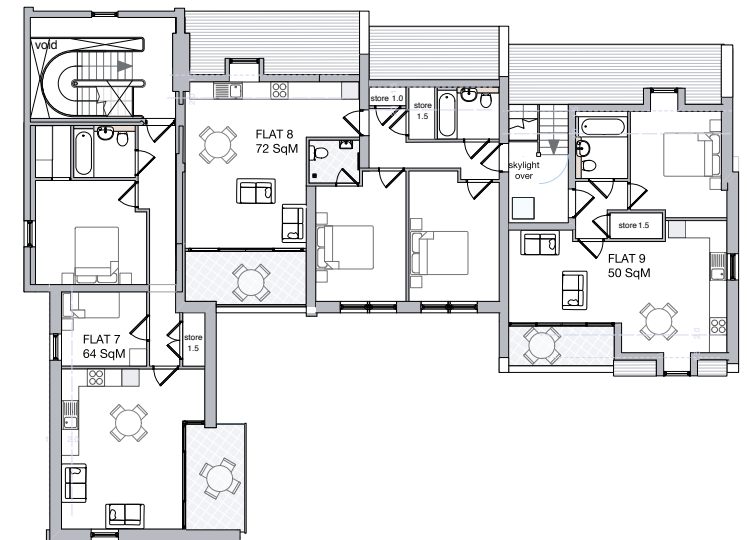
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



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PLANNING PERMISSION

Planning permission was granted via Havering Council on the 22nd March 2019 under the planning reference P1473.18 for the change of use from public house (use class A4) to residential (use class C3) including extensions to accommodate 9 flats (2 x one-bedroom, 5 x two-bedroom and 2 x three-bedroom), car and cycle parking and private and communal gardens.

FINANCIAL CONTRIBUTIONS

The planning consent is subject to a S106 agreement with contributions totalling £42,000. A further Mayoral CIL 1 is payable of approximately £8,380.

TENURE

Freehold.

VAT

We understand the property is subject to VAT.

TERMS

Offers in excess of £1,100,000 for the vacant freehold interest.

VIEWINGS

To be arranged by appointment only.

ADDITIONAL INFORMATION

Planning documents, floor plans and other related documents can be provided in the form of a further information pack.

EXISTING SITE



PROPOSED SITE PLAN



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Please note the information provided in this document has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.