Freehold Development Opportunity

Land R/O 34 Junction Road, Romford RM1 3QR

FOR ILLUSTRATION PURPOSES ONLY

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— Planning permission has now been granted for the erection of 9 x 3-bedroom terraced houses

— Site measuring approximately 15,691ft²

— 15-minute walk to Gidea Park Station

— 5-minute walk to Romford Station

— 9 parking spaces

— 16 cycle parking spaces

— Private gardens with southern exposure

— Freehold

— Offers in excess of £1,500,000

Description

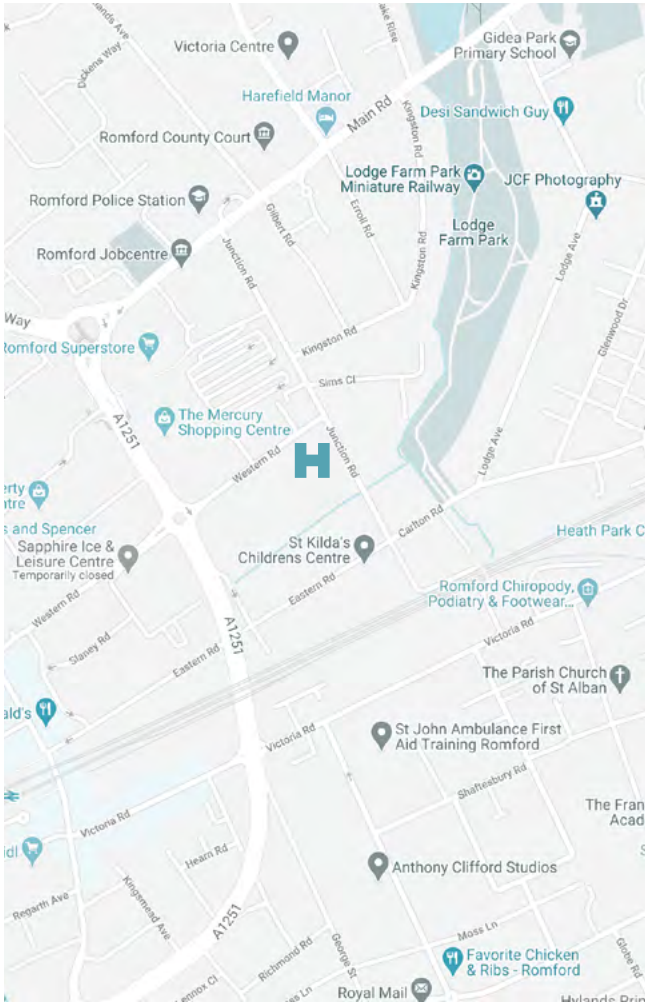
The site is situated between Eastern and Western Road, to the East of the Mercury Gardens Ring. Town centre retail and commercial amenities are within easy walking distance. The site is a rectangle, approximately 40m by 33m. The site is accessed from Junction Road and sits behind a street of large houses on Eastern Road to the south, and the mixed urban development of Western Road to the North. The site itself is generally flat, with a slight fall to the Blacks Brook which runs at the southern edge. Planning permission has now been granted for the erection of 9 residential units with associated car park and garden areas, at a site that currently consist of a workshop building workshop and gravel land for the remaining areas.

Location

Romford is a large town in East London and set within the London Borough of Havering. It is located 14.1 miles northeast of Charing Cross and is one of the major metropolitan centres identified in the London Plan. The sites proximity to Romford's centre means that leisure, retail, food and healthcare amenities are within a comfortable walking distance. Green space Is equally easily accessed; Lodge Park is within a 10-minute walk.

Transport

Located in Zone 6, the site has a PTAL score of 5/ 6a. It is 10mins walk from Romford Station, which serves TFL Rail and London Overground, it is also well served by buy connections. A cluster of bus stops at the intersection of Western Road and A1251 offers access to 15 bus lines. This intersection is a five-minute walk from the site. A cycle route on Eastern Road further aids connection from the site to Romford Station.



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Ground Floor Plan

First Floor Plan

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Second Floor Plan

Roof Plan

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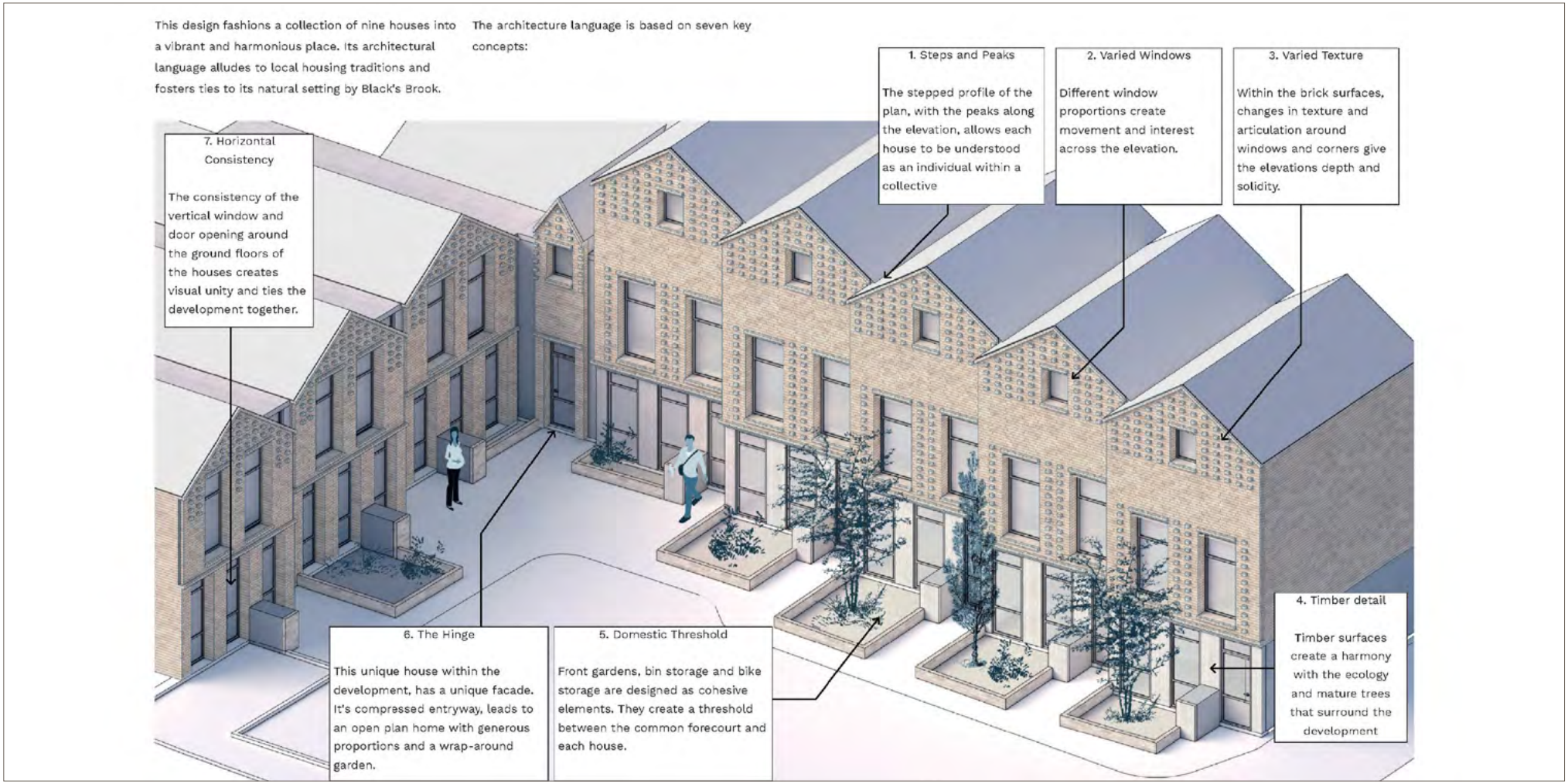
Architectural Design



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Materials

EXAMPLE OF BRICK COLOUR

EXAMPLE OF WEATHERED LARCH

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Proposed Schedule

Unit	Ground	First	Second	Beds	GIA (sq m)	GIA (sq ft)	Amenity	Terrace
House 1	37.8	37.8	29.4	3	105	1,130	40.6	9
House 2	37.8	37.8	29.4	3	105	1,130	35	9
House 3	37.8	37.8	29.4	3	105	1,130	31	9
House 4	37.8	37.8	29.4	3	105	1,130	27	9
House 5	37.8	37.8	29.4	3	105	1,130	32	9
House 6	55.4	52.3		3	108	1,159	122	
House 7	51.3	51.3		3	102	1,104	50	
House 8	50	50		3	100	1,076	40	
House 9	55.5	55.5		3	111	1,195	80	
Total GIA	**401.2**	**398.1**	**147.0**		**946.3**	**10,184**		

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Planning Permission
Planning permission has now been granted under reference; P1180.20 for the erection of 9 residential units with associated car park and garden areas, at a site that currently consist of a workshop building workshop and gravel land for the remaining areas.

Additional Information
Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Access
The site can initially be viewed from the roadside.

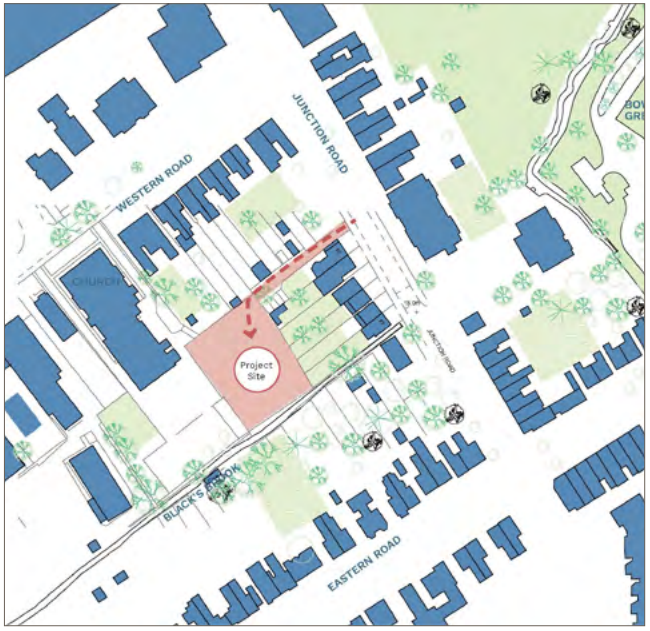
VAT
We have been advised that VAT is applicable.

Financial contributions
The property is liable for a CIL charge payment of approximately £142,000

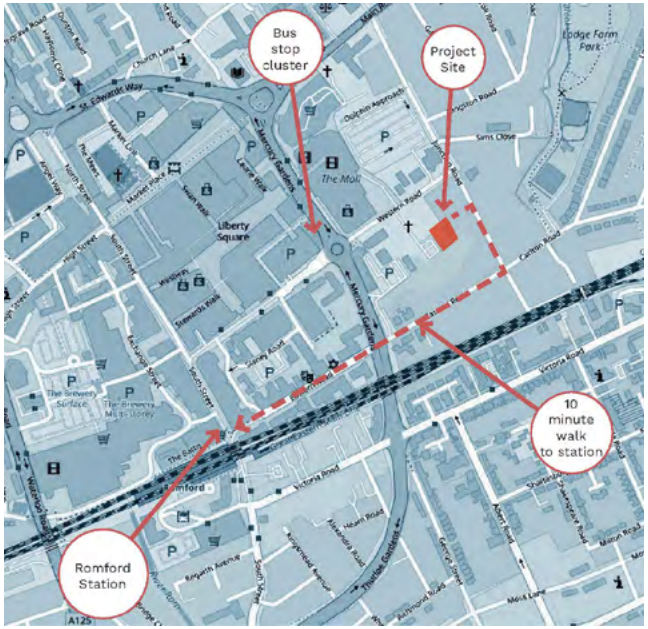
Tenure
Freehold.

Terms
We are inviting offers in excess of £1,500,000 for the freehold interest.

Site Plan



Site Map



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Highfield

Investments