



Horace House, R/O 12 & 14 Woodford Road, Forest Gate, E7 0HA



FOR ILLUSTRATION PURPOSES ONLY

Freehold Development Opportunity

- Freehold Development Opportunity
 - Planning permission has been granted for the construction of 1 x 3 bedroom house
 - GIA- 116m² / 1,248sqft
 - Amenities closeby including Tesco Express, Ramble Café E7 and Wanstead Park
 - Wanstead Park Station is a 2 minute walk away
 - Freehold
 - Offers in excess of £250,000 for the freehold interest
-

Description

The site is a vacant parcel of land and is situated in the London Borough of Newham. Planning permission has been granted for the construction of 1 x 3 bedroom dwelling.

Location

The site sits adjacent to a row of two storey Victorian terraced housing on Horace Road and to the rear of two storey mixed use buildings on Woodford Road. The area is very well served in terms of local nearby amenities which can be found on Woodgrange Road just a short walk away. The local schools include Godwin Junior School (0.2 miles), Woodgrange Infant School (0.4 miles) and Earlham Primary School (0.6 miles).

Horace House, R/O 12 & 14 Woodford Road, Forest Gate, E7 0HA

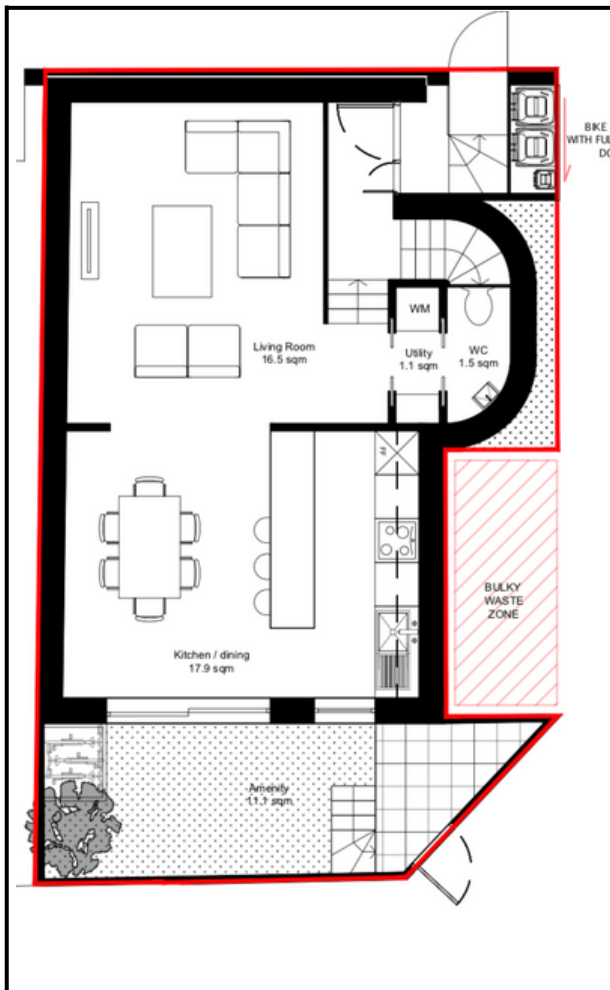
Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (ft2)
1	House	3 beds	116	1,248
Total GIA			116	1,248

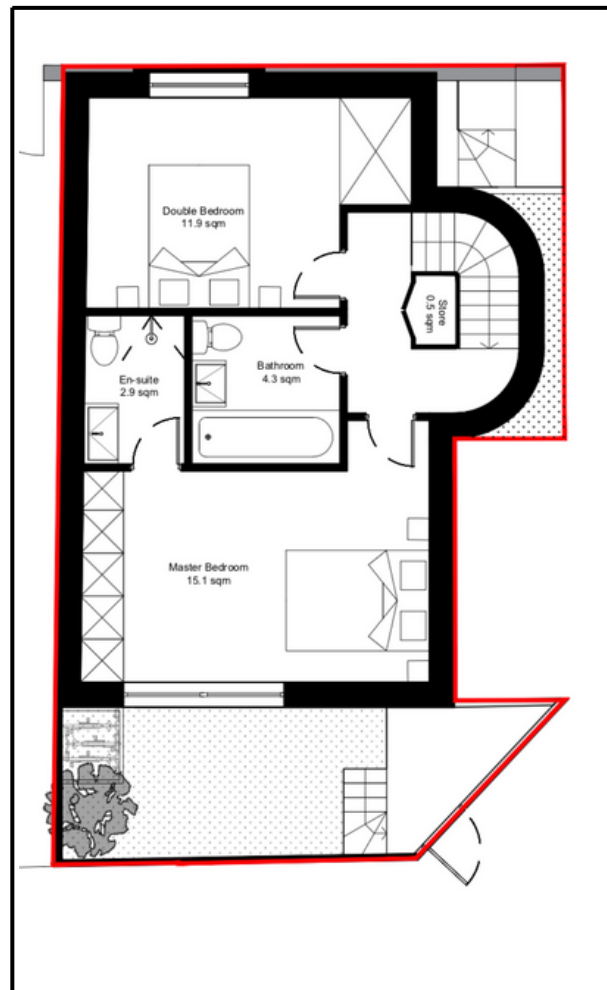
+44 (0)1992 660204

Floor Plans

Consented Lower Ground Floor Plan:



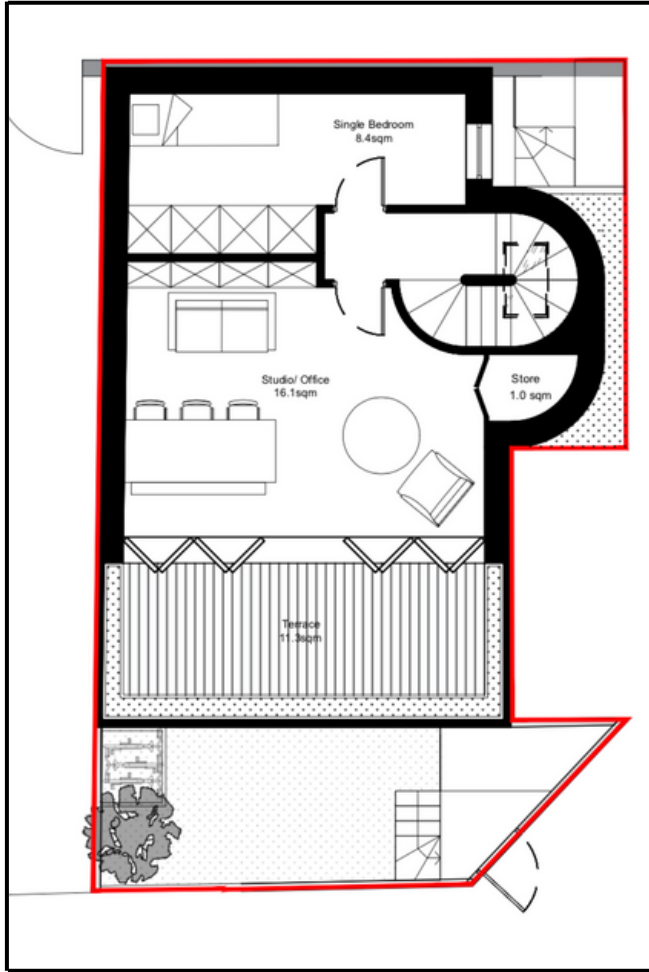
Consented Upper Ground Floor Plan:



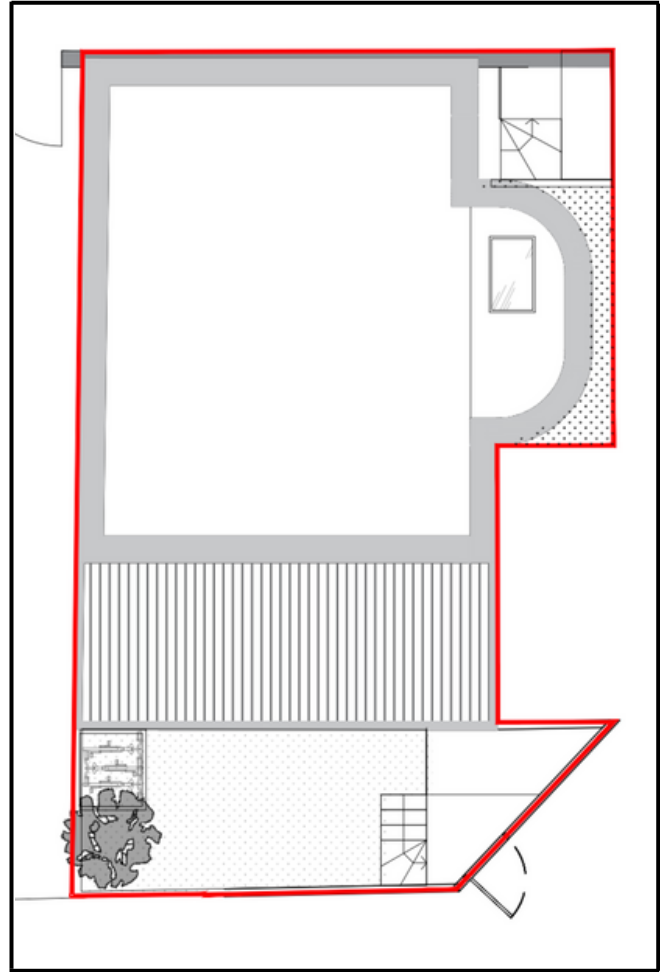
highfield-investments.co.uk

Horace House, R/O 12 & 14 Woodford Road, Forest Gate, E7 0HA

Consented First Floor Plan:

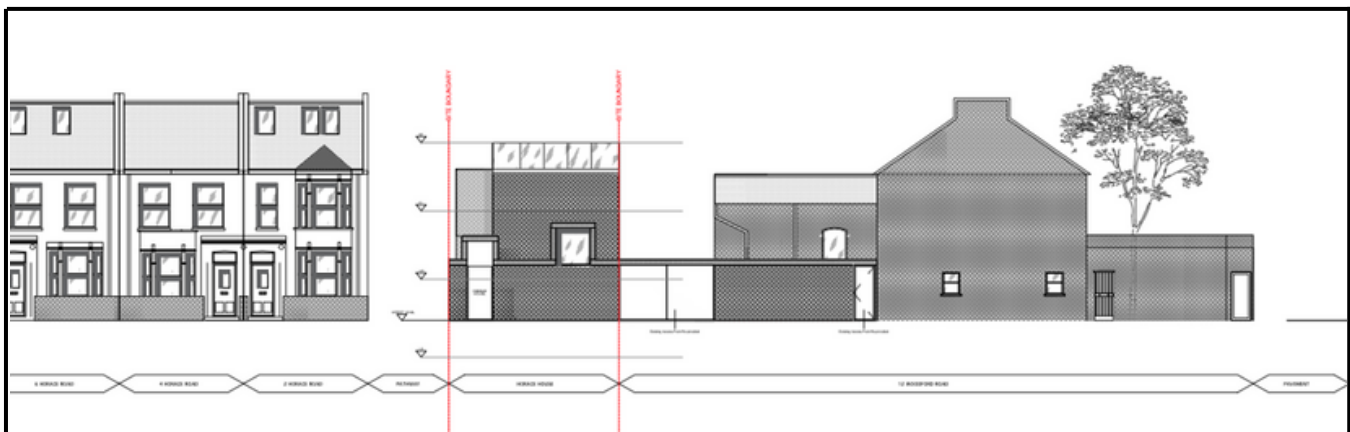


Consented Roof Plan:



Elevations:

Proposed Street Elevation:



Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

+44 (0)1992 660204

highfield-investments.co.uk

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.

Horace House, R/O 12 & 14 Woodford Road, Forest Gate, E7 0HA

CGI:

Kitchen Visual:



Office Visual:



Sam Murphy
01992 660204 [Email Sam](mailto:Sam@highfield-investments.co.uk)

Kishan Popat
01992 660204 [Email Kishan](mailto:Kishan@highfield-investments.co.uk)

+44 (0)1992 660204

highfield-investments.co.uk

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.

Horace House, R/O 12 & 14 Woodford Road, Forest Gate, E7 0HA

Transport

The nearest station is Wanstead Park Overground station and is situated 0.1 mile away (2 minute walk) providing direct access into Gospel Oak within 35 minutes. The site is also situated 0.2 miles away (5 minute walk) from Forest Gate Station which provides direct access into Liverpool Street within 13 minutes on the Elizabeth Line.

Planning Permission

[22/01028/FUL] Planning permission has been granted by the London Borough of Newham for 1 x 3 bedroom dwellinghouse.

Existing Site



Site Plan



Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

Access

Available upon request.

Financial Contributions

We have been advised that CIL will be charged at £9,502.63.

VAT

We have been advised that VAT is not applicable.

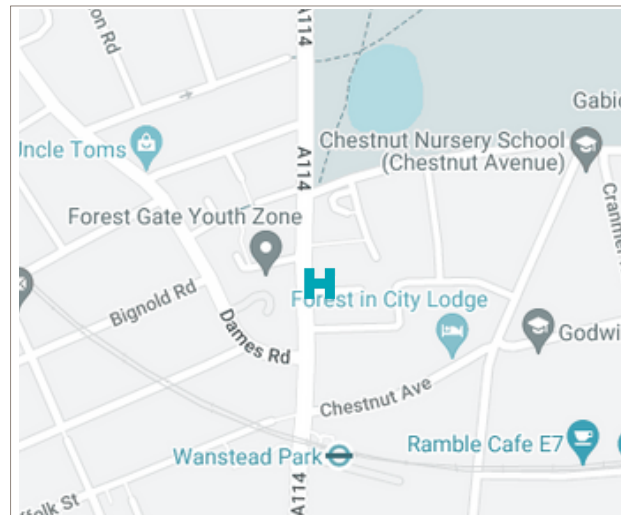
Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £250,000 for the freehold interest.

Site Location



Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

+44 (0)1992 660204

highfield-investments.co.uk

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.