



GILMARTIN LEY

Freehold 0.47 Acre Site For Sale - Chingford, London E4

Suitable for a number of potential uses STPP

**Land at Greaves Cottages
Harbet Road,**

LONDON, E4 8QB



Area

Site Area: 1,911 sq.m. (20,574 sq.ft.)

Price

Guide price £925,000 subject to contract



Property Description

Vacant 0.47 acre site suitable for a number of uses subject to obtaining planning permission.

- > Freehold site with development potential
- > Suitable for a number of alternative uses (subject to planning)
- > Excellent transport communications
- > A406 North Circular Road less than 200 metres
- > M11 is circa 5 kilometres (3.1 miles) distant
- > M25 is circa 8 kilometres (5 miles) distant
- > M1 is circa 14 kilometres (8.7 miles) distant
- > Angel Road Railway Station less than 1.2 kilometres (0.75 miles) to the north-west
- > Nearby occupiers include Costco, Tool Station, BP Garage, Costa Coffee, B&Q, Ikea and Halfords Autocentre



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	1,911.40	20,574	

Property Location

The site is located just off the A406 North Circular Road, on the south side of Harbet Road (opposite Costco Wholesale) between the junctions with Shadbolt Avenue and Folly Lane.

The site benefits from excellent transport links. There is direct access to both eastbound and westbound carriageways of the A406 North Circular Road from the western and the eastern end of Harbet Road respectively.

Angel Road Railway Station, which is within a short walking distance, provides regular services (18 minutes travel time) to Stratford Station. Angel Road station also provides services (5 minutes journey time) to Tottenham Hale Station with its connections to London Underground (Victoria Line) and the Stansted Express, with a travel time of just under one hour to Stansted Airport.

The location is home to a number of major commercial occupiers and retailers including: Costco Wholesale, BP garage, Costa Coffee, Dreams, Toolstation, Topps Tiles, B&Q, Halford Auto Centre, Bristol Street Motors, Ikea and Safestore Self Storage.

London City Airport is approximately 8.5 miles distant.

Terms

Freehold for sale

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Waltham Forest

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<http://www.gilmartinley.co.uk/properties/27074>
OS Plan

Last Updated:

04 Apr 2019

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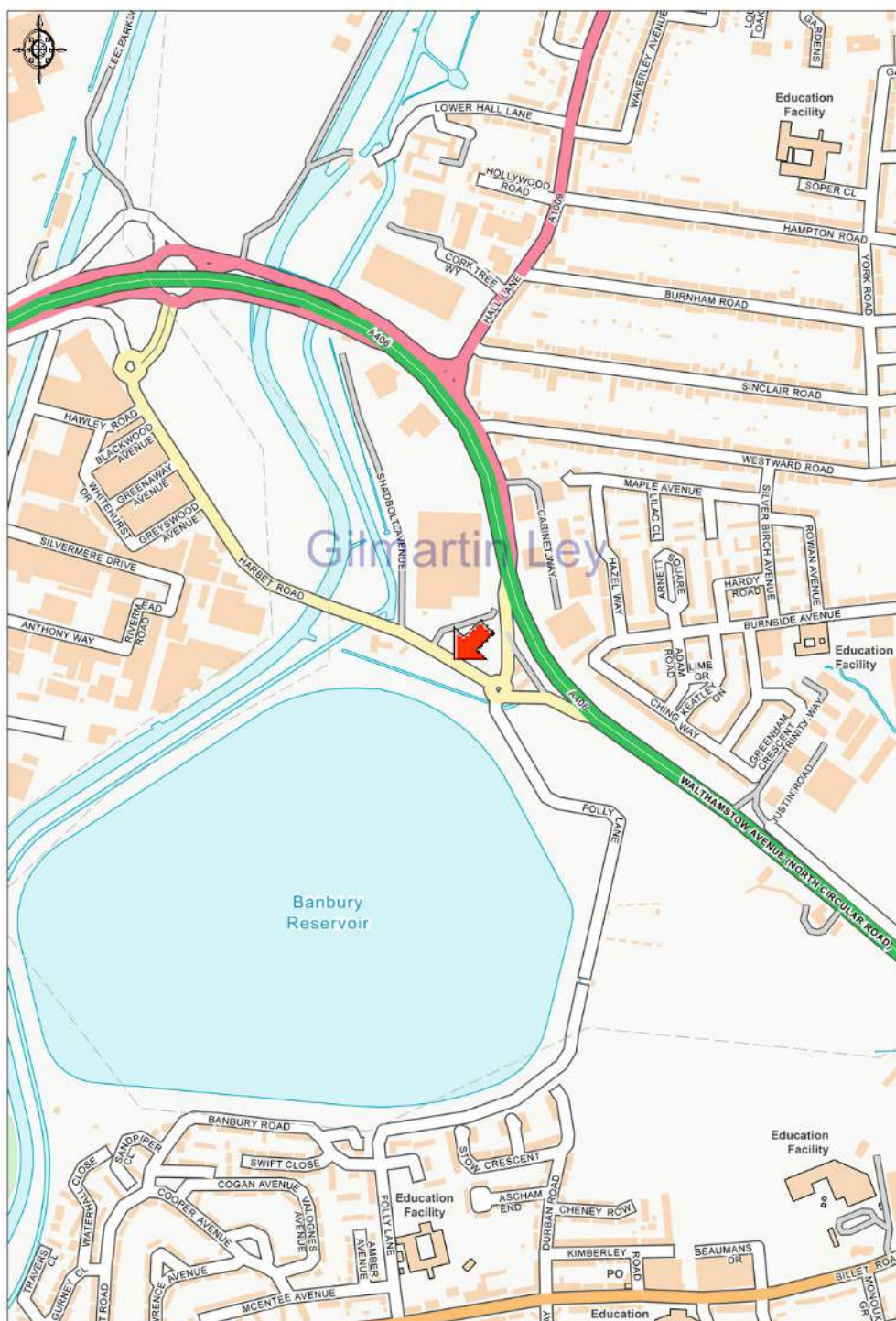
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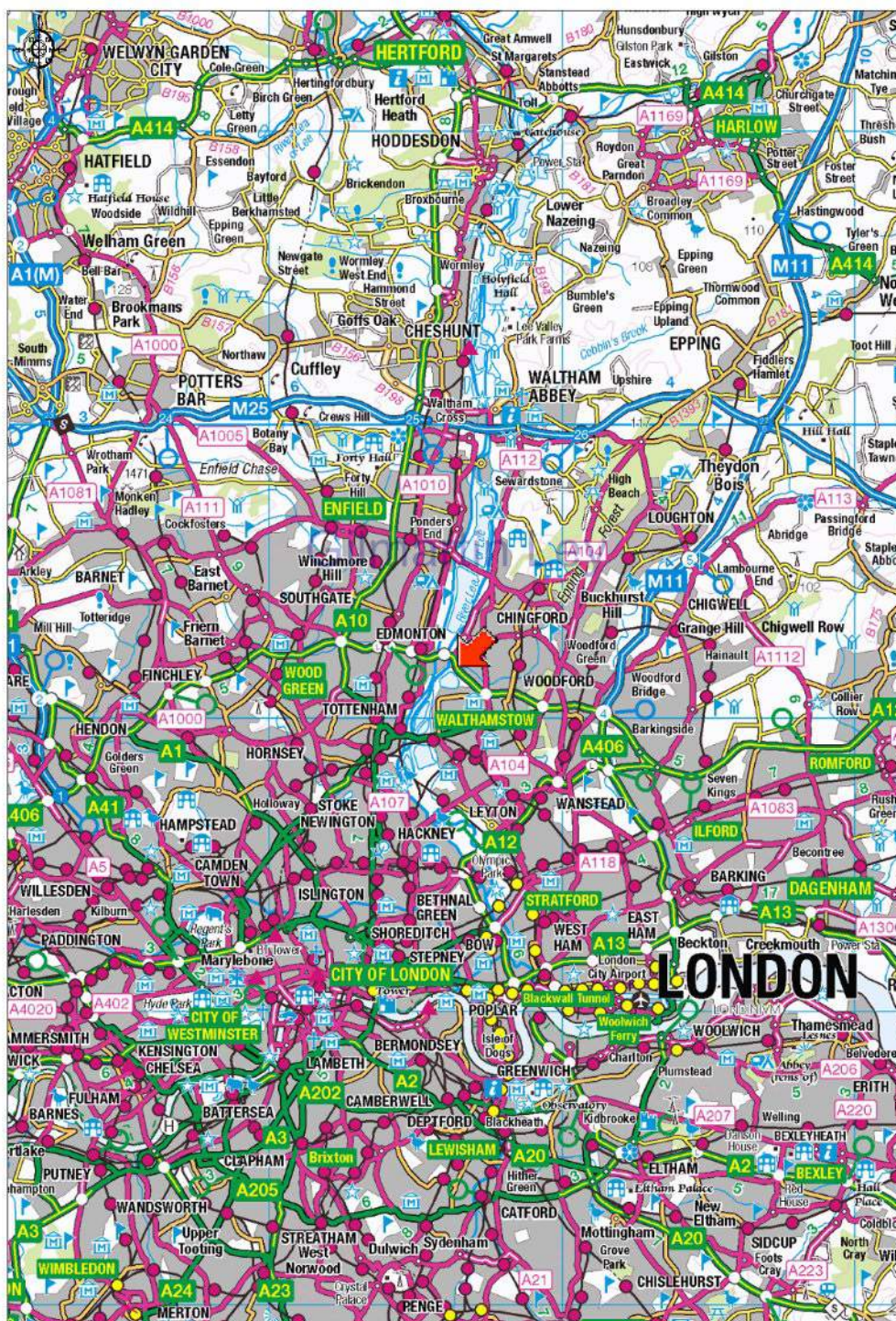


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<https://www.gilmartinley.co.uk/properties/for-sale/land/chingford/london/e4/27074>

Our ref: 27074

Property Investment and Development Consultants
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