

2A CONNAUGHT ROAD, CHINGFORD, LONDON, E4 7DL



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£250,000

- Freehold open site for sale
- Planning consent granted for a 2-storey office/storage building
- The proposed building has an approx GIA of 1,610 sq ft (149.6 sq m)
- Less than 0.2 miles from Chingford Station



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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Location

The site is situated off Connaught Road in Chingford, East London. Connaught Road leads into Station Road, which is the main shopping area in Chingford and comprises several multiple retailers such as Greggs, Tesco Express and The Co-Operative as well as a number of restaurants and coffee shops such as Costa Coffee and Cafe Nero. Chingford Station (Overground) is less than 0.2 miles (320 m) from the site and access to the motorway network is via the M25 at Waltham Abbey or the M11 at Loughton (Southbound Only).

Description

The premises comprise an open site which is accessed via a service road from Connaught Road. The site has been cleared by the vendor and footings have also been put in and signed off.

Planning

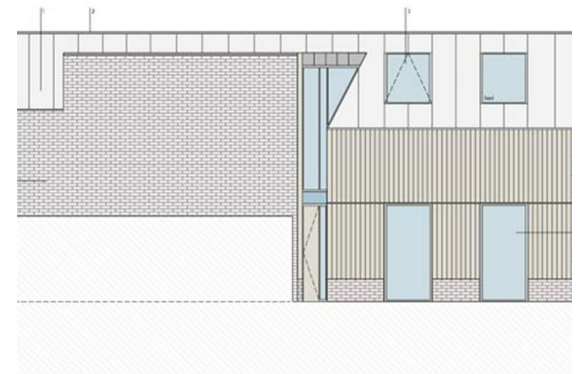
Planning consent (ref no: 152257) was granted for the demolition of the existing buildings and the construction of a two storey building for office (Use Class B1(a)) at ground floor level and ancillary storage at first floor. Full details are available upon request. The proposed building has an approximate gross internal area of 1,610 sq ft (149.6 sq m) and would also benefit from outdoor amenity space. The site may be also suitable for another development, subject to gaining the necessary consents.

Terms

The freehold interest of the site is available for sale for £250,000. Please note that our client has already made the CIL payment.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.



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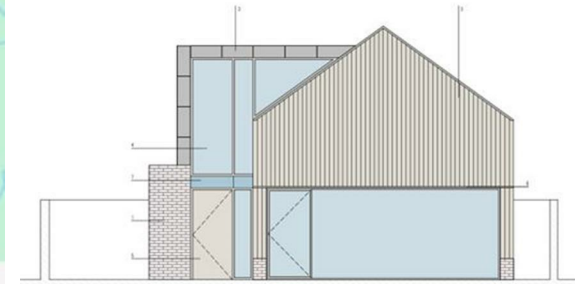
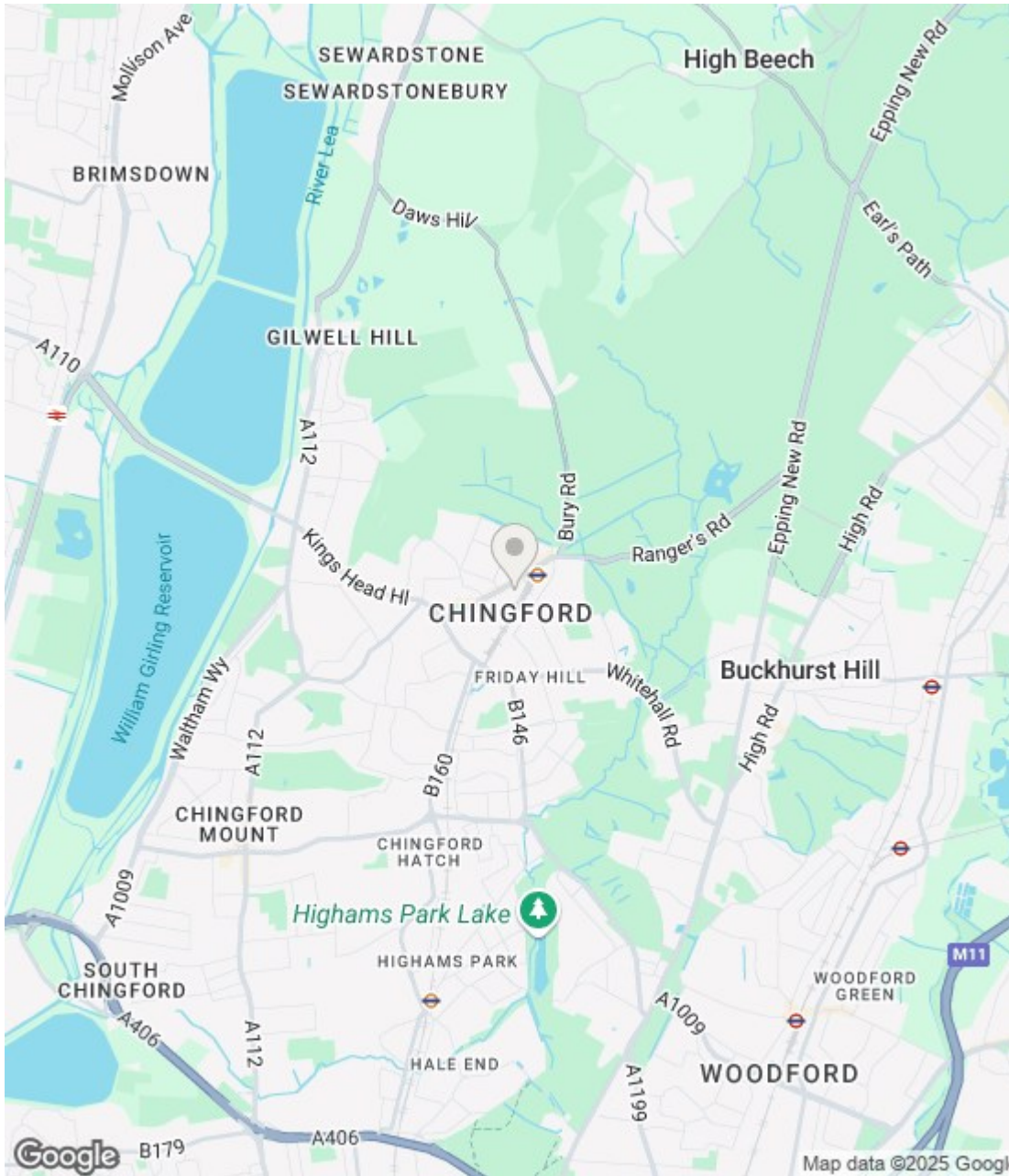
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12 South West Division

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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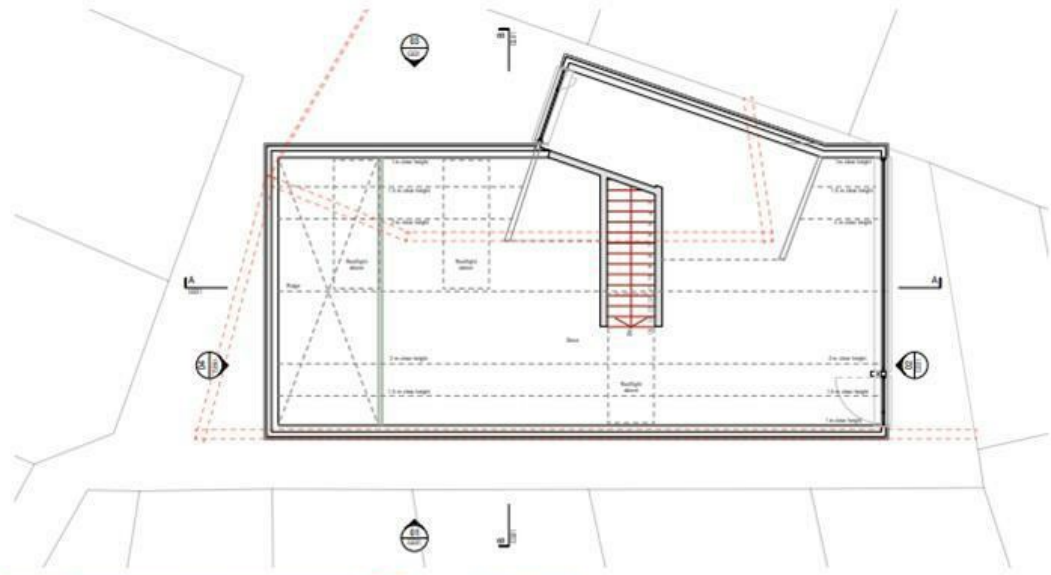
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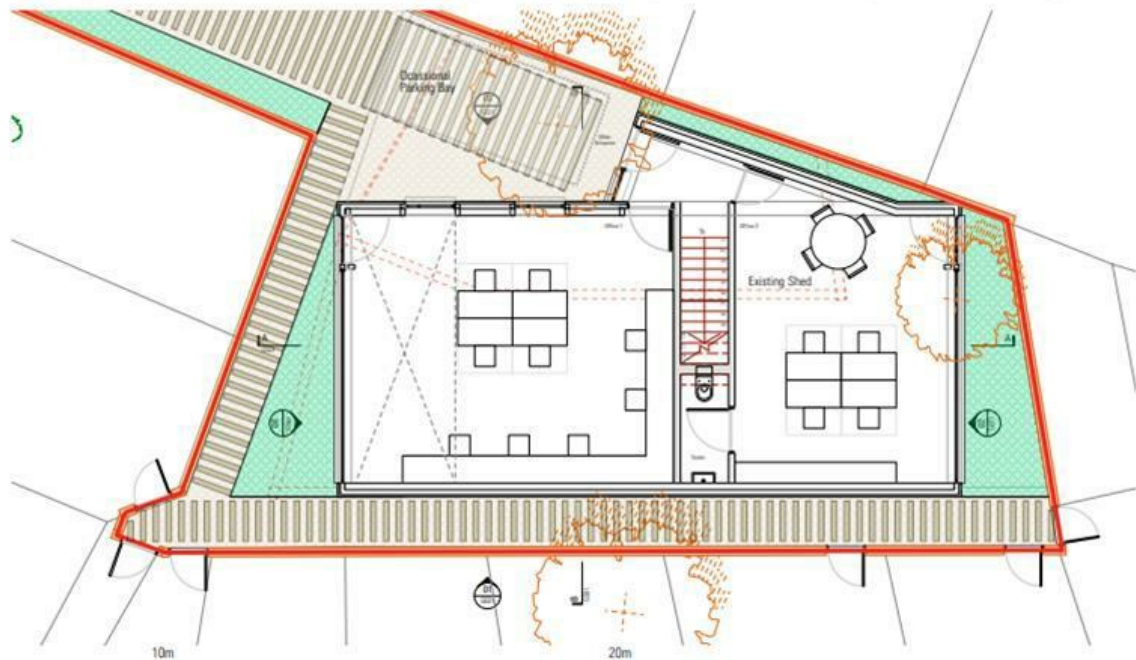
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GA01 First floor Plan
Scale 1:1100(0A3)



GA00 Ground floor Plan
Scale 1:1100(0A3)

0m 2m 5m 10m 20m



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