

GLPG

savills

LAND AT

# WOODFORD BRIDGE ROAD

GANTS HILL, ILFORD, IG4 5LN

On the instructions of:

**JEWISH CARE**

**A consented residential development opportunity to create eight three bedroom family houses in Ilford.**



# Indicative SITE VISUAL



HOUSE TYPE B

HOUSE TYPE C

HOUSE TYPE C

HOUSE TYPE A

HOUSE TYPE A



**INDICATIVE SITE VISUAL**

# EXECUTIVE SUMMARY

- An approximate 0.66-acre (0.27 ha) cleared freehold site
- Outline planning consent for 8 three-bedroom family houses (ref: 2595/25, granted April 2026)
- The total proposed GIA is approximately 1,254 sqm (13,498 sqft)
- Each dwelling will benefit from a private rear garden of at least 50 sqm (538 sqft)
- Off-street parking and electric vehicle charging to every plot
- Gants Hill and Redbridge Underground stations are both within approximately 1.6km (1 mile)
- Fastest journey time: approximately 20 minutes by Underground into Bank Station

# THE SITE

The site consists of a cleared former car park. The boundary also incorporates a recently consented substation and the adjoining pavement frontage.

## The site benefits from:

- A self-contained development parcel within an established residential setting
- Two finished vehicular accesses from Woodford Bridge Road
- Frontage onto Woodford Bridge Road with green outlook overlooking Redbridge Recreation Ground
- A mature oak retained at the southern edge, subject to a tree preservation order
- Separation from the neighbouring care home by a dedicated car park

The consented scheme replaces an underused area of hard-standing with eight family homes, contributing to a housing typology specifically identified by the borough as in shortest supply.



# LOCATION

The site is situated on Woodford Bridge Road, Ilford, within the London Borough of Redbridge. It occupies a position on the eastern edge of London, adjoining Redbridge Recreation Ground and benefiting from an established residential setting.



Sahara Grill



Redbridge Recreation Ground

Redbridge and Gants Hill Underground stations are both approximately 1.6km (1 mile) from the site, providing direct Central Line services to Central London. The property also benefits from convenient access to the A12 and North Circular Road (A406), offering connections across London and the wider South East.

The surrounding area is predominantly residential and is well served by a range of local amenities. Claybury Broadway, Woodford Avenue and Redbridge Lane East provide convenience shopping, supermarkets, cafés, restaurants and other day-to-day services, while more extensive retail and leisure

facilities are available in Ilford Town Centre and South Woodford.

The Sugar and Ronson Campus is located to the north west of the site and provides a care home and community facilities.

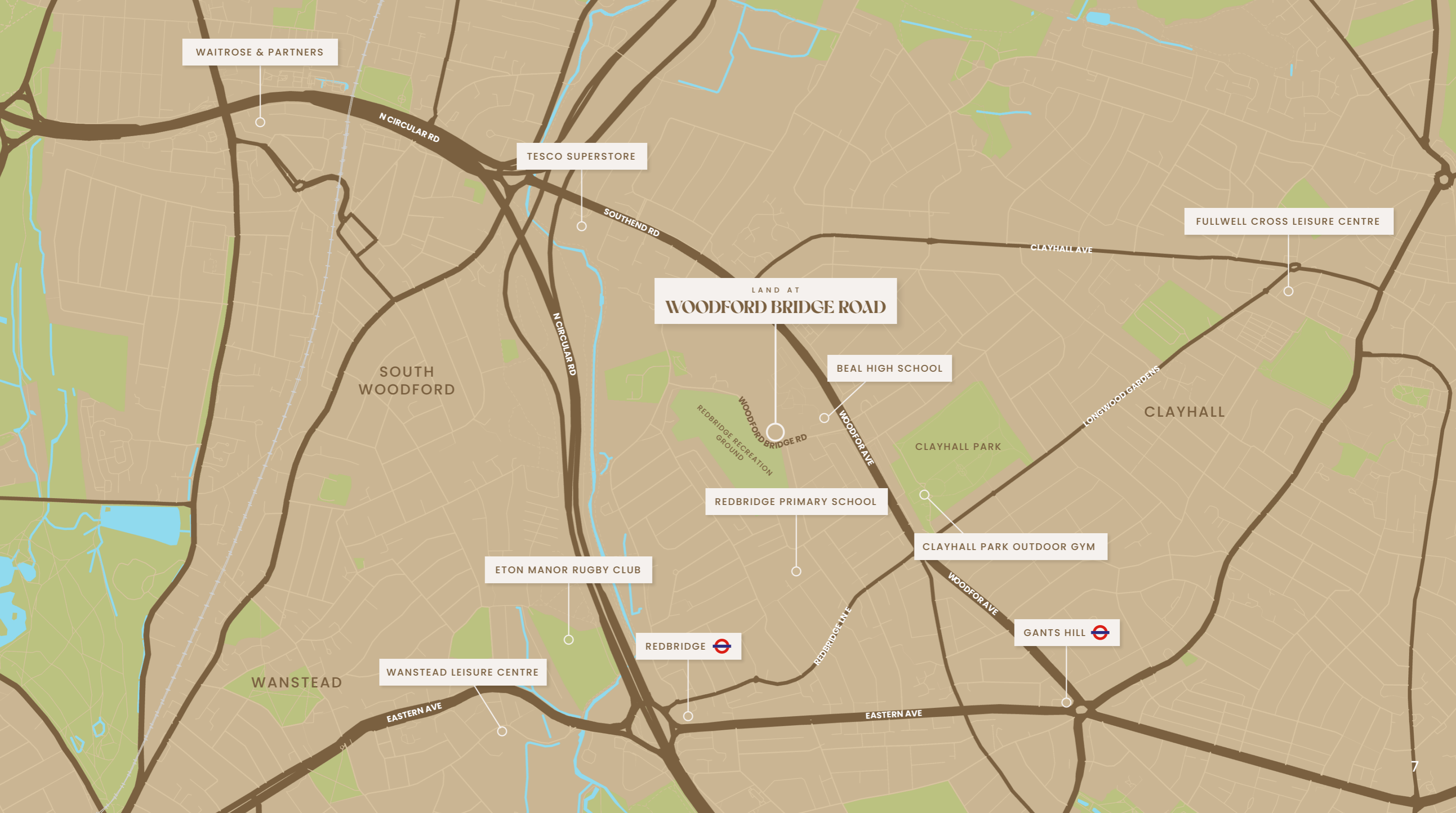
The area is well served by educational facilities, including Beal High School, which adjoins the site to the north-east, together with Redbridge Primary School and a number of other primary and secondary schools within the local area. Healthcare provision includes local GP practices and Spire London East Hospital.



Artful Blend Cafe



Bread and Marmalade Cafe



WAITROSE & PARTNERS

TESCO SUPERSTORE

FULLWELL CROSS LEISURE CENTRE

LAND AT  
**WOODFORD BRIDGE ROAD**

SOUTH WOODFORD

BEAL HIGH SCHOOL

CLAYHALL

WOODFORD BRIDGE RD  
REDBRIDGE RECREATION GROUND

CLAYHALL PARK

REDBRIDGE PRIMARY SCHOOL

CLAYHALL PARK OUTDOOR GYM

ETON MANOR RUGBY CLUB

REDBRIDGE 

GANTS HILL 

WANSTEAD

WANSTEAD LEISURE CENTRE

EASTERN AVE

EASTERN AVE

REDBRIDGE RECREATION GROUND

THE SITE



# CONNECTIVITY



## Central Line on your doorstep

Gants Hill and Redbridge stations within easy reach of  
Woodford Bridge Road

## Oxford Circus in under 30 minutes

West End shopping, dining and entertainment with a single tube ride  
Fastest journey time from Redbridge

## Zone 4 price, Zone 1 access

Exceptional value for the connectivity on offer

## Bank in under 20 minutes

Reach Bank from Redbridge in under 20 minutes  
(and under 25 minutes from Gants Hill)

## Stratford in under 10 minutes

Connects to the Elizabeth line, DLR and Overground, plus Westfield  
on the doorstep. Fastest journey time from Redbridge

## 24-hour tube at weekends

The Central line runs through the night Friday and Saturday,  
ideal for city life

# PLANNING

Outline planning approval was granted (some matters reserved) by the London Borough of Redbridge on 25 April 2026 under application reference 2595/25. The consent refreshes an earlier 2022 permission that had lapsed.

The proposed scheme comprises 8 three-bedroom family houses arranged either side of a private access road running through the site, with 4 homes on the northern parcel and 4 on the southern. Each plot has a private rear garden, off-street parking and secure cycle storage.

The southern row is set well back from Woodford Bridge Road, with rear gardens forming a buffer to the existing bungalows opposite. The two vehicular accesses come off Woodford Bridge Road, both completed and signed off by the local highways authority.

The estimated S106 payment is approximately £17,868.68, and CIL payment is approximately £248,703.

We encourage interested parties not to rely on this information, and to carry out their own due diligence to satisfy themselves.



**INDICATIVE SITE VISUAL**

**EIGHT DWELLINGS IN TOTAL**

**TOTAL COMBINED GIA OF APPROXIMATELY 1,254 SQM (13,498 SQFT)**

**MAXIMUM HEIGHT OF 10.15M**

**TWO OR THREE STOREYS DEPENDING ON THE HOUSE TYPE**

**ALL UNITS THREE-BEDROOM, FIVE-PERSON FAMILY DWELLINGS**

**ALL UNITS DESIGNED AS ACCESSIBLE AND ADAPTABLE DWELLINGS**

**PRIVATE REAR GARDENS OF AT LEAST 50 SQM (538 SQFT) TO EVERY PLOT**

# HOUSE TYPES

THREE HOUSE TYPOLOGIES ARE PROPOSED  
ACROSS THE EIGHT PLOTS.

## NEXT STEPS

The outline approval establishes the principle of eight dwellings, with the two access roads approved in detail. The following matters are reserved for approval at the next stage:

- Final layout
- Final scale and massing
- Final external appearance and materials
- Final landscaping

A number of planning conditions also remain to be discharged, covering daylight and sunlight, tree protection, ground contamination, sound insulation, fire safety, biodiversity, and refuse collection arrangements.



INDICATIVE SITE VISUAL

## TYPE A. PLOTS 02 & 03

- Semi-detached three bedroom five person family home
- Approx. 180 sqm (1,937 sqft) GIA
- Three storeys including a room in the roof with balcony
- Maximum height 10.15m
- Private rear garden with cycle storage
- One off-street parking space with integral garage



INDICATIVE SITE VISUAL

## TYPE B. PLOTS 01 & 04

- Semi-detached three bedroom five person family home
- Approx. 180 sqm (1,937 sqft) GIA
- Three storeys including a room in the roof with balcony
- Maximum height 10.15m
- Private rear garden with cycle storage
- One off-street parking space with integral garage



INDICATIVE SITE VISUAL

## TYPE C. PLOTS 05, 06, 07 & 08

- Semi-detached three bedroom five person family home
- Approx. 159 sqm (1,711 sqft) GIA
- Two storeys with pitched roof
- Maximum height 8.2m
- South-facing across Woodford Bridge Road, with rear gardens behind
- One or two off-street parking spaces per plot

# FLOOR PLANS

## TYPE A



GROUND FLOOR



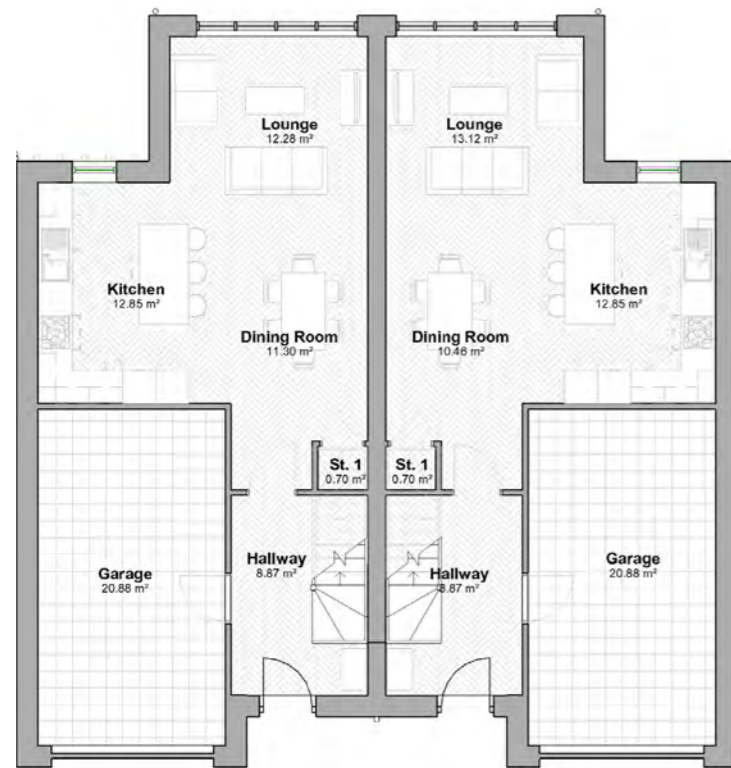
FIRST FLOOR



SECOND FLOOR

# FLOOR PLANS

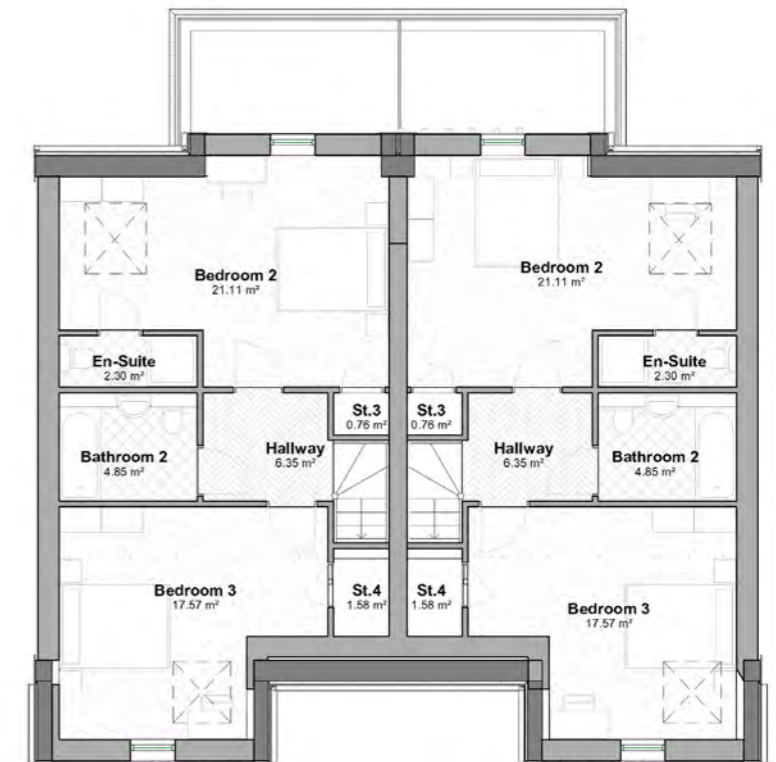
## TYPE B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# FLOOR PLANS

## TYPE C



GROUND FLOOR



FIRST FLOOR

# METHOD OF SALE

Offers are invited for the freehold interest, subject to contract.

# VAT

The property is not elected for VAT.

# FURTHER INFORMATION

Further information and associated documents can be found by visiting:

<https://sites.savills.com/Woodfordbridgerd/>

**Legal Disclaimer:** GLPG Limited and Savills, the "Agents" on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agents within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG - June 2026.

# CONTACT

For further information or to arrange an inspection, please contact the joint agents GLPG and Savills, or a member of our team below:

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