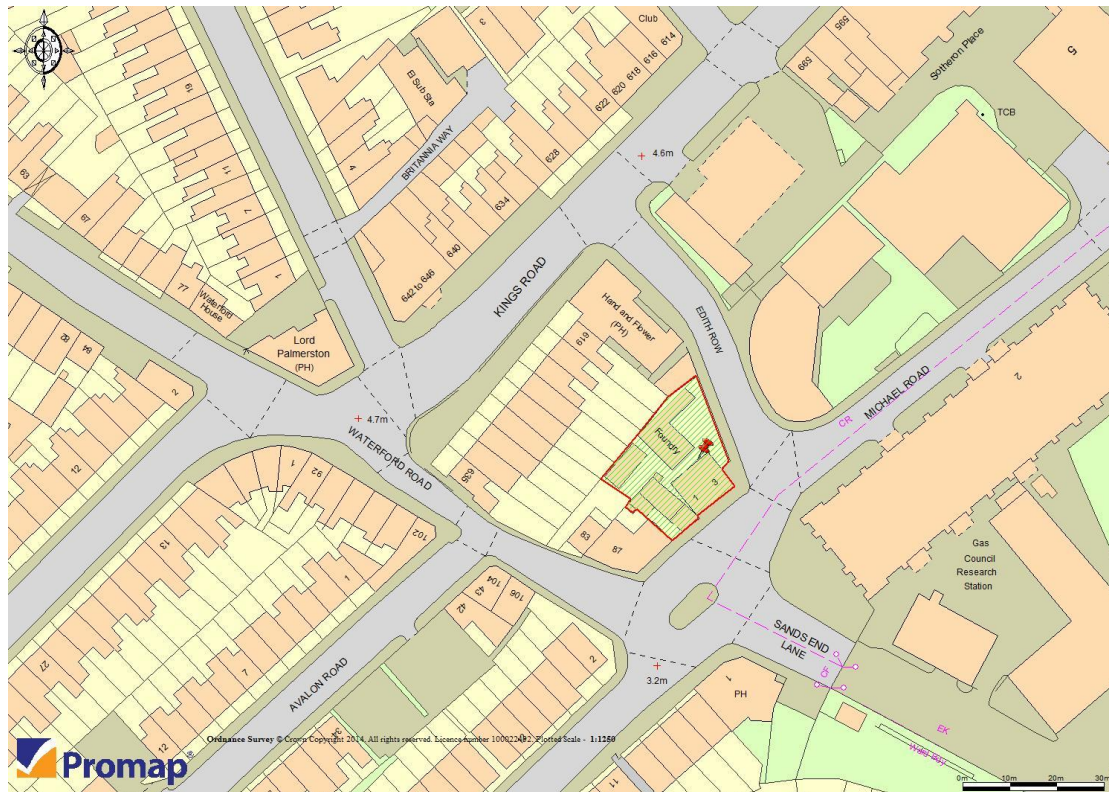


1-3 Michael Road, Chelsea SW6 2ER Freehold Land for Sale by Informal Tender

Suitable for a variety of uses and development
Subject to necessary consents

Approximate site area 5,889ft²(548m²)
With possibility of the acquisition of 85-87 Waterford Road
(see details overleaf)



Sole Agent

FOR SALE

RC

REDDIN-CLANCY

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PROPERTY CONSULTANTS

www.reddin-clancy.co.uk

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Location

The property is located to the south of the Kings Road. It is on the northern side of Michael Road at the junction with Edith Row.

The area north of the Kings Road is predominately residential, whilst the area to the south and in the immediate vicinity is predominately commercial.

Description

The total site offered for sale is shown edged in red and hatched Green on the site plan. The site area is approximately 5,889 sq.ft

Town Planning

The site has great potential for development for a number of uses. Planning Permission is likely to be required for a change of use.

Planning Office: Hammersmith and Fulham.

We understand there is an application being currently considered on the Harley Davidson Site with 6 storeys.

Sale Process

The property is offered for sale by Informal Tender. Preference will be given to unconditional bids however where conditional bids are submitted clear detail of any condition is requested. Board approval when appropriate and evidence of available finance is also requested. Bids are invited for the whole site only.

Site Area

The whole site shown edged in red on the site plan has an approximate area 5,889ft²(548m²)

Tenure Freehold

The property is held under two titles LN 146900 and LN 101689

The sites are offered for sale freehold with Vacant Possession on completion.

Adjoining Site

The freehold of the adjoining site 85-87 Waterford Road LN98386 with a site area of 1,185ft²(110.1m²)being marketed though Knight Frank ref Mark O'Neill 0207 751 2402



Viewing

Through the sole agent. Both sites are available for inspection from the roadway at any time. Internal inspection of Michael Road only by arrangement with the agent tel 0207 291 6232.

EPC being prepared

Offers

Bids are invited on the following basis:

1. Unconditional for Michael Road Only
2. Subject to Planning Michael Road only
3. Unconditional for Michael Road with additional payment if Waterford Road obtained.
4. Subject to Planning For Michael Road with additional payment if Waterford Road obtained