

FREEHOLD – FOR SALE

Residential Development Site

Consent granted for 3 x 3 Bed Houses

1-5 CUMBERLAND ROAD

Plaistow, London E13 8LH

Photo taken May 2017

REDUCED PRICE



- Site area approximately 0.1 acres
- Currently producing £21,000 per annum exclusive

- Revised scheme proposed for 3 x 3 bed houses plus 3 x 1 bed flats

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com



LOCATION

The property is located on the eastern side of Cumberland Road close to its junction with Barking Road where local shopping facilities are available. Barking Road is also a busy bus route providing access throughout the local area. Cumberland Road is residential in nature being a mix of flats and housing.

DESCRIPTION

The property currently comprises a motor vehicle workshop of approximately 266 m² / 2,866 sq ft occupied by way of a licence producing £1,750 per calendar month (£21,000 pax). A copy of the license can be made available to interested parties.

DEVELOPMENT

Planning consent was granted under application reference 16/00900/FUL for demolition of the existing vehicle repair workshop and redevelopment of the site to create 3 No terraced houses. The proposed scheme is as follows:

House A 1,243 sq ft (3 bedroom 3 bathroom arranged over basement, ground, first and second floors)

House B 1,206 sq ft (3 bedroom 3 bathroom arranged over basement, ground, first and second floors)

House C 1,206 sq ft *3 bedroom 3 bathroom arranged over basement, ground, first and second floors)

A revised scheme has been submitted to the Local Planning Authority for enhanced development on site proposing 3 no. basement/lower ground floor, self-contained 1 bedroom flats with 3 no. 3 bed houses over. It is understood that the application is going to Appeal for this enhanced scheme although the price sought reflects the planning potential of the site.

SITE AREA

The site has been measured by digital mapping and extends to an area of approximately 410 m² / 0.1 acres.

PRICE

Our clients are seeking **offers in excess of £925,000** for the freehold interest in this property with the benefit of current income and planning consent granted.

VAT

All rents, prices and premiums quoted herein are exclusive of VAT. We understand that VAT will not be charged on the sale price.

BUSINESS RATES

Further information available on request.

LEGAL FEES

Both parties to be responsible for their own legal costs.

TENURE

Freehold – with vacant possession or with the benefit of the current occupier.

EPC

The existing property has been assessed with an Energy Performance Certificate banding G, copy available upon request.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agent

Mike Lawrence

Tel: 020 7422 6350

Email: mike.lawrence@kemsley.com

Ref: AL0476(a)