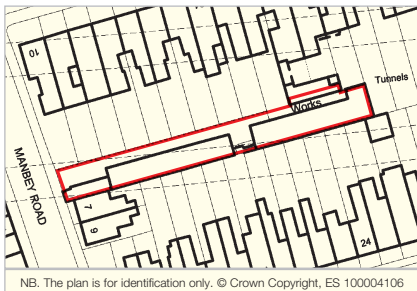


London E15

Manbey Mews, Manbey Street, Stratford E15 1ET

- **A Freehold Site**
- Extending to Approximately 0.052 Hectares (0.128 Acres)
- To be offered with Planning Permission for the Demolition of Existing Buildings and Construction of Four Houses
- Potential for a variety of Alternative Uses subject to all necessary consents being obtained

Vacant Possession



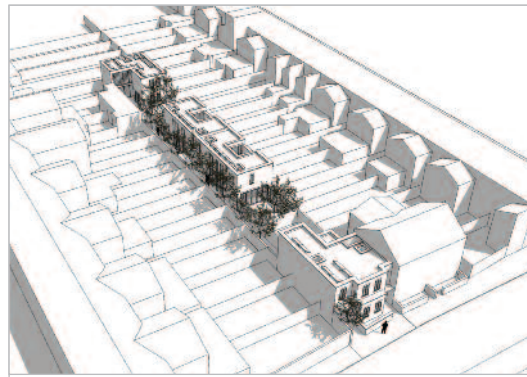
To View

The property will be open for viewing before the Auction every Monday between 2.00 – 2.30 p.m. and every Thursday between 10.45 – 11.15 a.m. (Ref: UD).

Seller's Solicitor

Messrs Donald Dunstall Solicitors (Ref: KT).
Tel: 01424 216329.
Email: ktynan@donaldsdunstall.com

VACANT – Freehold Site with Planning Permission



Tenure

Freehold.

Location

The property is located to the east of Manbey Road close to its junction with Manbey Grove. An extensive range of shops and amenities can be found close by along Stratford High Street as well as within The Stratford Centre and Westfield Stratford City. Maryland Rail Station is 400 metres to the north of the property and will be a Crossrail Station from 2019. Stratford Station (Jubilee and Central Lines, DLR and London Overground) is also within reach as is Stratford International Rail Station. The A12 connects the area to the national motorway network. The open space of West Ham Park is to the south-east.

Description

The property comprises a rectangular site extending to approximately 0.052 hectares (0.128 acres). The site is currently occupied by a series of derelict one and two storey Victorian factory buildings.

Accommodation

Site Area Approximately 0.052 Hectares (0.128 Acres)

Planning

Local Planning Authority: Newham Council.

Tel: 020 8430 2000.

Planning permission was granted on 14th February 2014 under application number 13/02276/FUL for demolition of the existing buildings and the erection of 1 x three bedroom houses and 3 x two bedroom houses each with private gardens and two with roof terraces.

The site may also be suitable for a number of other uses, including the retention and redevelopment of the existing buildings, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.