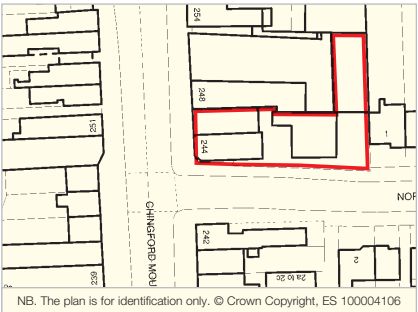


London E4
244-246 Chingford
Mount Road,
Chingford
E4 8JP

- **Two Freehold Buildings each comprising Shop Units and Upper Parts**
- **Rear Derelict Warehouse**
- **Planning Permission granted for a mixed use development comprising 6 x Two Bedroom Flats and 1 x Four Bedroom House together with a 371 sq m (4,000 sq ft) Retail Unit (Use Class A1)**
- **Occupying a corner site extending to approximately 0.071 Hectares (0.175 Acres)**

Vacant Possession

SIX WEEK COMPLETION AVAILABLE



To View

The property will be open for viewing every Tuesday before the Auction between 4.30 – 5.15 p.m. and Thursday before the Auction between 10.30 – 11.15 a.m. (Ref: UD).

Seller’s Solicitor

Messrs Foskett Marr Gadsby & Head
(Ref: Mrs J Day).
Tel: 020 8418 1304.
Email: judyday@foskettmarr.co.uk

VACANT – Freehold Development Site



Tenure

Freehold.

Location

The property is situated on the east side of Chingford Mount Road (A112), at its junction with Normanshire Drive. The property occupies part of an established parade of shops and benefits from a return frontage to Normanshire Drive. Highams Park Rail Station is approximately 1.7 miles to the south-east and provides direct services to London Liverpool Street with journey times of approximately 22 minutes whilst the A406 (North Circular Road) provides access to the M25 Motorway via the M11 Motorway.

Description

246 Chingford Mount Road comprises a mid terrace building arranged over ground and first floors. The property is internally arranged to provide a ground floor shop unit with ancillary accommodation above. 244 Chingford Mount Road comprises an end of terrace building arranged over ground and first floors with a return frontage to Normanshire Drive. The property is internally arranged as a ground floor shop unit. The first floor was previously used as a self-contained flat with access from Normanshire Drive and is currently presented in shell condition. To the rear is a derelict warehouse. The site extends to approximately 0.071 hectares (0.175 acres).

Accommodation

A schedule of Accommodation is set out below.

Building No.	Floor	Accommodation		
246	Ground & First	Gross Frontage	5.0 m	(16' 5")
		Net Frontage	4.4 m	(14' 5")
		Shop & Built Depth	No access	
		First Floor	No access	
244	Ground	Gross Frontage	5.10 m	(16' 9")
		Net Frontage	1.00 m	(3' 3")
		Net Return Frontage	3.00 m	(9' 10")
		Shop Depth	12.6 m	(41' 4")
		Built Depth	14.2 m	(46' 7")
	First	Gross Internal Area	90 sq m	(970 sq ft)
		Site Area	0.071 Hectares	(0.175 Acres)

Planning

Local Planning Authority: London Borough of Waltham Forest.
Tel: 020 8496 3000.
Planning permission was granted on 28th March 2012 (Application No: 2010/1442) for “A mixed use development of part two, part three storey buildings to form a ground floor retail (use class A1), 6 x two bedroom self-contained flats on upper floors and 1 x four bedroom house. Provision for 4 car spaces and cycle store”. Copies of plans and planning permission are available in the legal documents.

VAT

VAT is NOT applicable to this lot.

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.allsop.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.

