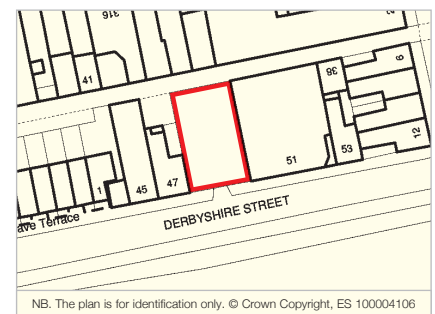
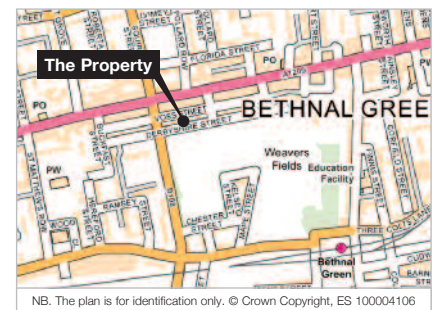


London E2

49 Derbyshire Street, Bethnal Green E2 6HQ

- A Freehold Site extending to Approximately 0.024 Hectares (0.059 Acres)
- Possible potential for the Development of a Residential Led Scheme subject to obtaining all necessary consents
- 500m from Bethnal Green Underground Station
- Opposite Weavers Fields Park

Vacant Possession



Seller's Solicitor

Messrs EDC Lord & Co (Ref: Mr M Rees).
Tel: 0208 579 9292.
Email: mrees@edclord.com

VACANT – Freehold Site



Tenure

Freehold.

Location

The property is located between Derbyshire Street to the south and Voss Street to the north. Derbyshire Street is a quiet road located in fashionable Bethnal Green. Bethnal Green Road is to the north and offers a range of shops, cafés, restaurants and bars, with the further amenities of Shoreditch High Street and the world famous Brick Lane also being accessible. The 15 acre Weavers Fields Park is directly opposite the property. Underground services run from Bethnal Green Station (Central Line) and the A11, A10 and A13 are all close by.

Description

The property comprises a broadly level and roughly rectangular shaped site extending to approximately 0.024 hectares (0.059 acres). The site is laid to hardstanding and is enclosed behind a part brick, part steel fence.

Accommodation

Site Area Approximately 0.024 Hectares (0.059 Acres)

Planning

Local Planning Authority: London Borough of Tower Hamlets.
Tel: 0207 364 5009.

The property may afford potential for development, subject to obtaining all necessary consents. The eastern side of the site is bordered by an office building which benefits from Permitted Development consent for 15 residential units, while to the west is a residential dwelling.

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.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.