

THE
cube

FOR SALE



All CGI's for indicative purposes only and not to be relied upon

181 - 185 HIGH ROAD CHIGWELL IG7 6NU

FREEHOLD PART BUILT DEVELOPMENT OPPORTUNITY

On behalf of LPA Receivers

**Alexander
Lawson
Surveyors**



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SUMMARY

- Freehold Interest
- Planning consent for 14 apartments and a retail unit
- Part complete
- Retail unit sold off on long leasehold interest
- Town Centre Location with 'off street parking'
- Existing contractor remains available to complete the development subject to separate agreement/contract



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LOCATION

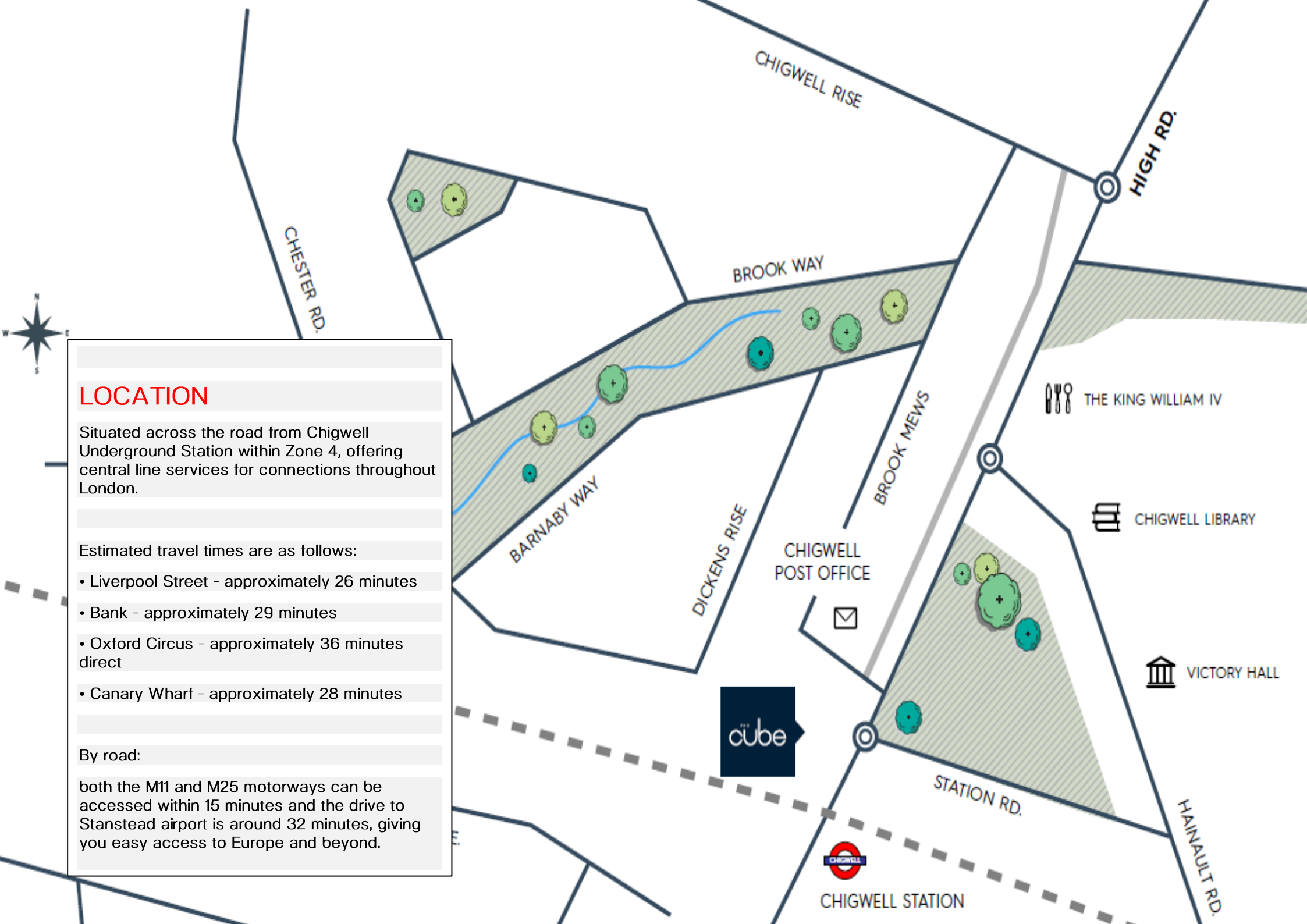
Situated across the road from Chigwell Underground Station within Zone 4, offering central line services for connections throughout London.

Estimated travel times are as follows:

- Liverpool Street - approximately 26 minutes
- Bank - approximately 29 minutes
- Oxford Circus - approximately 36 minutes direct
- Canary Wharf - approximately 28 minutes

By road:

both the M11 and M25 motorways can be accessed within 15 minutes and the drive to Stanstead airport is around 32 minutes, giving you easy access to Europe and beyond.



Description

The subject property comprises a part-built development site which is in the latter stages of construction to provide 14 flats and a commercial/retail unit. The commercial unit is sold off on a long leasehold interest and there will be obligations on the purchaser to complete this unit as appropriate.

The existing contractor remains available to enter into separate agreement with a purchaser to complete the development. This will need to be agreed separately to the sale of the site as the LPA Receivers are only appointed over the subject property. However, we can make introductions to the contractor upon request.

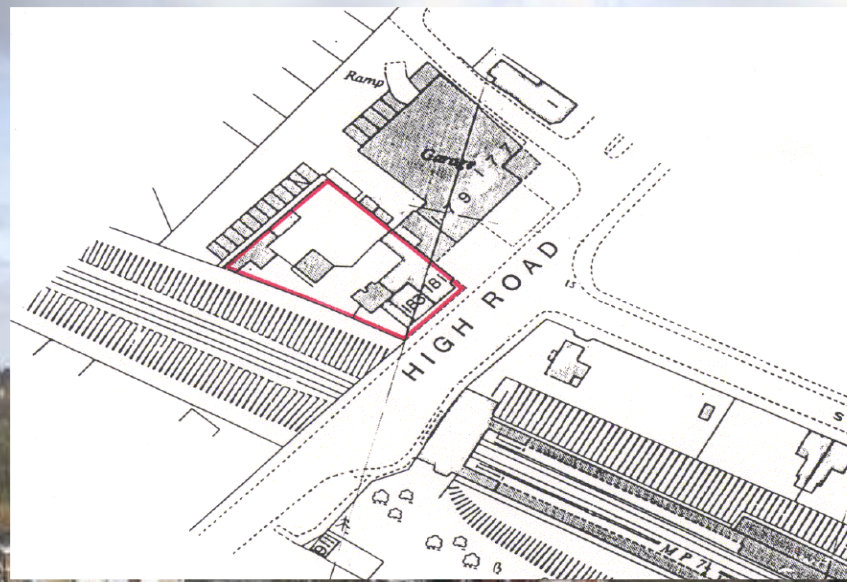
Planning

We understand that the site benefits from planning approval under reference number EPF/1919/16 for the demolition of existing buildings to create new residential development providing 14 new flats and a ground floor commercial/retail space.

All interested parties to make their own enquires of the local authority.

CGI Images

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Proposed Accommodation

Flat	Floor	Accommodation	m ²	Area ft ²
1	GF	Situated to the rear of the building; 3 bedrooms, 3 bathrooms, open plan kitchen/reception plus separate WC, plus terrace	148	1,593
2	GF	Situated to the rear of the building; 2 bedrooms, 2 bathrooms, open plan kitchen/reception, plus terrace	108	1,162
3	1st	Front facing, 1 bedroom, ensuite, cloakroom, open plan kitchen/reception plus terrace	73.5	790
4	1st	Front and side facing, 2 bedrooms, 2 bathrooms, open plan kitchen/reception, plus cloak room, plus terrace	109	1,173
5	1st	Side facing; 2 bedrooms, 2 bathrooms, open plan kitchen/reception, plus terrace	87.5	940
6	1st	Side and rear facing; three bedrooms (two ensuite bathrooms), family bathroom, open plan kitchen and reception, plus terrace	148	1,593
7	1st	Situated to the rear of the building; 2 bedrooms, 2 bathrooms, plus WC, open plan kitchen/reception, plus terrace	109	1,178
8	2nd	Front facing, 1 bedroom, ensuite, cloakroom, open plan kitchen/reception plus terrace	73.5	790
9	2nd	Front and side facing, 2 bedrooms, 2 bathrooms, open plan kitchen/reception, plus cloak room, plus terrace	109	1,173
10	2nd	Side facing; 2 bedrooms, 2 bathrooms, open plan kitchen/reception, plus terrace	87.5	940
11	2nd	Side and rear facing; three bedrooms (two ensuite bathrooms), family bathroom, open plan kitchen and reception, plus terrace	148	1,593
12	2nd	Situated to the rear of the building; 2 bedrooms, 2 bathrooms, plus WC, open plan kitchen/reception, plus terrace	109	1,178
13	3rd	Side and rear facing; three bedroom, three ensuites, dressing room (master bedroom), separate WC, open plan kitchen/reception, large rear terrace with views over surrounding landscape	155	1,668
14	3rd	Front and side facing; four bedrooms (plus ensuites) separate WC, open plan kitchen and reception plus large terrace to front and side	205	2,206
Communal Areas		Corridors and stairwells	136.13	1,465
TOTAL GROSS INTERNAL FLOOR AREA (EXCLUDING COMMON PARTS)			1,670	17,977

The above schedule is provided for indicative purposes only and should not be relied upon. Prospective applicants are advised to take their own measurements when inspecting the property.

Aerial Photos taken September 2020



Photos taken August 2020



Tenure

The site is being sold freehold. The ground floor is sold on a leasehold interest of 999 years at a peppercorn ground rent

VAT Elected Status

We are currently awaiting feedback from HMRC and we will advise in due course

Method of Sale

The property is offered for sale by way of private treaty on behalf of fixed charge receivers.

Our solicitors are currently preparing an auction style contract which will include additional information regarding the property and will be made available in due course

We intend to close the bidding by way of informal tender in due course.

Price

Offers in excess of £7,000,000 **subject to contract**



Viewings & Further Information

Register your interest by email in order to receive further details and to arrange an inspection.

Registered applicants will receive a link to additional information as well as an auction style sales contract.

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