

314 Lodge Lane,
Collier Row, Romford, Essex, RM5 2HX

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NETWORK

Introduction

A rare freehold residential development opportunity for sale abutting Stapleford Country Park West.

A freehold 0.36-acre site that benefits from outlined planning consent to construct a thoughtfully considered, six-unit residential scheme. The site is located within Collier Row and is approximately 4 miles from Romford Station.



Executive Summary

A freehold 0.36 -acre site that benefits from outlined planning consent to construct a thoughtfully considered, six-unit residential scheme.

The proposed residential scheme provides a GIA of 7,147 sq. ft. / 664 sq. m.

The site is located within Collier Row and is approximately 4 miles from Romford Station.

The site is located within a residential area and is within walking distance of a variety of shops, restaurants & pubs.

The proposed scheme consists of six x private luxury houses.

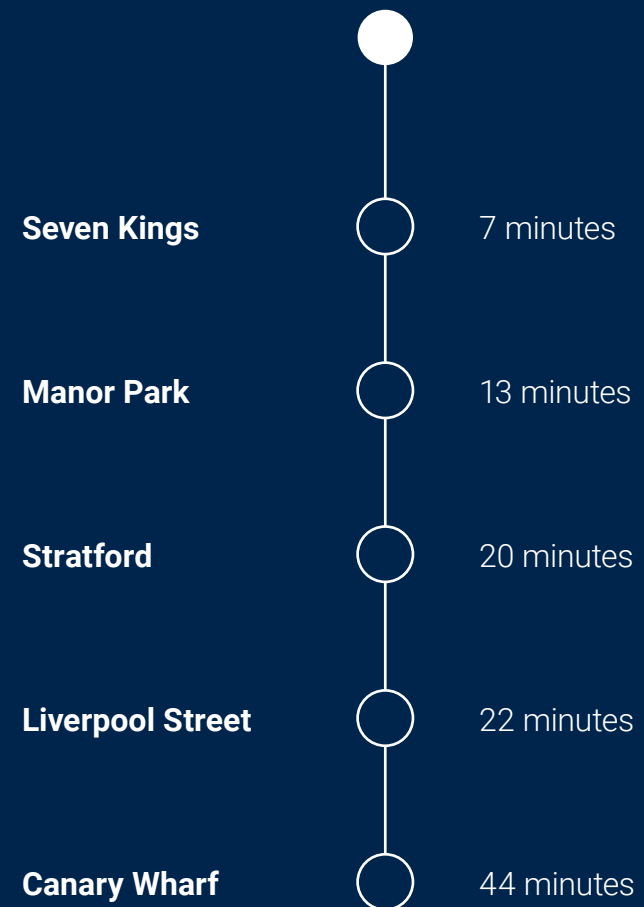
Location

Situated on Lodge Lane, the site is within walking distance of an abundance of restaurants, shops, pubs & transport links

The site sits within Collier Row and abuts the renowned Stapleford Country Park West while being just 14.1 miles to the northeast of Liverpool Street station. It has excellent transport links with Romford Station being 3.7 miles from the site giving direct access to Liverpool Street within 22 minutes. The M11 & M25 motorways are within easy reach and there are several excellent schools, greenspace, shops, supermarkets & shopping centres within the immediate vicinity.

Connectivity

Romford Station Station





Planning

The proposal is for the redevelopment of the site to provide six residential properties.

The development will involve the erection of six residential houses with a mixture of semi-detached and terrace homes.

The new homes are proposed to meet or exceed Nationally Described Space Standards and all new homes are proposed to meet building regulations Part M4(2) standards and the London Plan.

The scheme has been granted for fully private residential units.



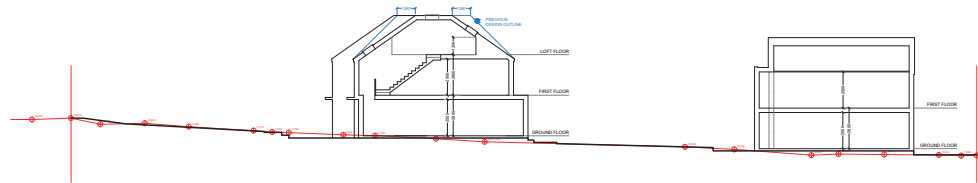
Pricing Report

Developer: 314 Lodge Lane, Collier Row, Romford, Essex, RM5 2HX **Date of report:** January 2024 **Priced by:** Neil Leahy & Ted Rayment

Plot No:	No of Bedrooms	Type	Sq Mtr	Sq Ft	Value	£ PSF	Rental PCM	Rental PA	Yield
1	3	Semi-Detached	124	1,335	£635,000	£475.75	£2,500	£30,000	4.7%
2	3	Semi-Detached	124	1,335	£625,000	£468.26	£2,500	£30,000	4.8%
3	3	End of Terrace	104	1,119	£585,000	£522.58	£2,250	£27,000	4.6%
4	3	Mid Terrace	104	1,119	£570,000	£509.18	£2,250	£27,000	4.7%
5	3	Mid Terrace	104	1,119	£570,000	£509.18	£2,250	£27,000	4.7%
6	3	End of Terrace	104	1,119	£590,000	£527.05	£2,250	£27,000	4.6%
TOTALS			664	7,147	£3,575,000	£502.00			

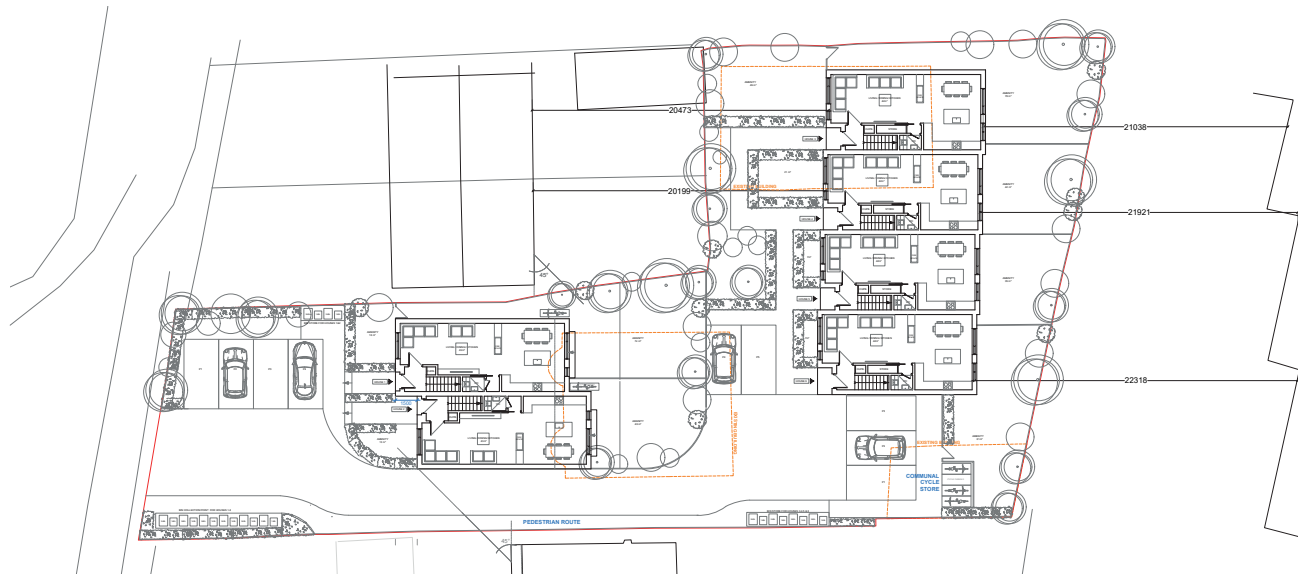
Comments: The prices quoted in this schedule are our opinion of net achievable prices in today's market, taking into account the plans and specification provided or if one has not been provided we have assumed a satisfactory specification for a scheme of this nature and that they will benefit from good quality marketing material and a finished unit. They are given in good faith and for your company's exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning and building regulations will be sought and adhered to.

Proposed site plan



2 Proposed Site Section
1:200

SCHEDULE OF ACCOMMODATION		
PROPOSED	HOUSE 1 _ 3 BED_AP	124m ²
	HOUSE 2 _ 3 BED_AP	124m ²
REAR	HOUSE 3 _ 3 BED_AP	104m ²
	HOUSE 4 _ 3 BED_AP	104m ²
	HOUSE 5 _ 3 BED_AP	104m ²
	HOUSE 6 _ 3 BED_AP	104m ²
TOTAL HOUSES		06



1 Proposed Site Plan
1:200

		ARCHITECTS INTERIOR DESIGNERS PARTY WALL SURVEYORS PLANNING CONSULTANTS
Herefordshire Office 25 Tudor Hall Bromley Road Hereford, Herefs EN11 8PF		London Office 8 Devonshire Square London EC2M 4YF
		01992 469001 info@dpaa-architects.co.uk www.dpaa-architects.co.uk
S 15/05/2022	Communal Cycle Store Added - Revised all the residential layouts - Revised all the House 2 layouts - Car Pool Area Replaced by Plant Building	IK
A 15/05/2022	Drawing No. Updated - Dimension Distance from Boundary of all Residential Elements - Site Section Added	IK
Rev Date	Revision details	IK

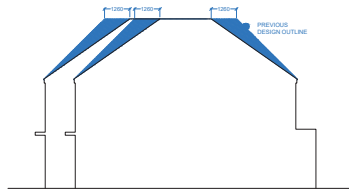
Site address	314 Lodge Lane Cobler Row Rimford RM5 2HX
Project Description	Erection of 6 Residential Dwellings
Drawing Title	Proposed Site Plan & Section
Drawn	IK
Checked by	DP
Issued for	Outline Planning
Scale	1:200@A2
Drawing No.	1514_310_B
Date	June 2022

DPA (London) Ltd retain copyright of the design, scheme & ownership of the drawings. Drawings should be read in conjunction with structural engineer's drawings and information. Any omission to be reported to and clarified with client prior to commencement. Verify dimensions, levels and existing structure, etc. on site prior to commencement. All works to comply with current regulations, British and European Standards. Please note that before building works commence it is the responsibility of the builder or owner to serve party wall notices to all neighbours. Initial drawings submitted to Building Control are subject to additional information required by Building Control / NHBC, which could have significant cost or additional works to be done on site. All works commenced on site prior to obtaining full building control approval will be carried out at your own risk.

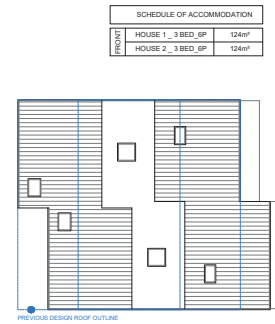
Proposed semi-detached houses



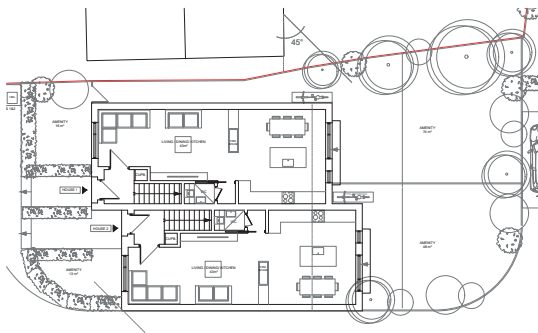
4 Proposed Front / Street Elevation
1:100



5 Proposed Side View
1:100



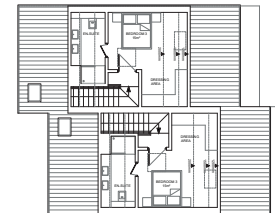
6 Proposed Roof Plan
1:100



1 Proposed Ground Floor - Houses 1-2
1:100



2 Proposed First Floor - Houses 1-2
1:100



3 Proposed Loft Floor - Houses 1-2
1:100



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No.	Date	Revision	By
01	18 Nov 2010	Issued for the Houses 1-2	KL
02	18 Nov 2010	Check and Issue the First Floor Plan	KL
03	18 Nov 2010	1st, 2nd & 3rd Floor Plans Complete	KL
04	18 Nov 2010	Revision complete	KL

Site address 314 Lodge Lane
Cotter Row
Romford
RM8 2HX

Project Description Erection of
6 Residential Dwellings

Drawing Title Proposed Drawings
Front Building_Houses 1-2

Drawn K

Checked by DP

Issued for Outline Planning

Scale 1:100 @A1

Drawing No. 1514_350_B

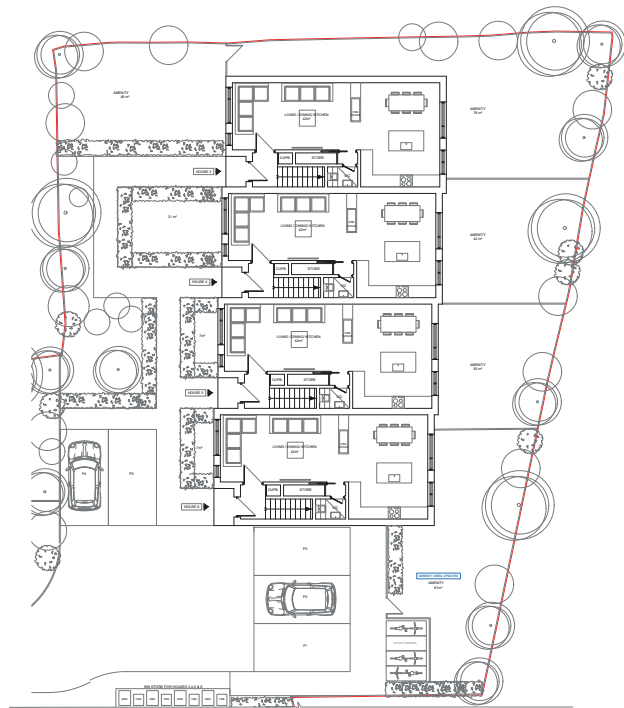
Date June 2012

Proposed terraced houses

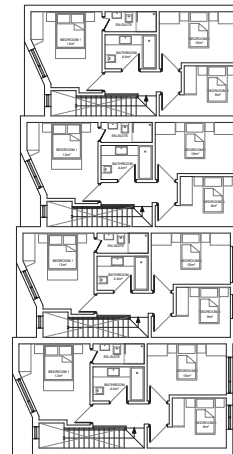


4 Proposed Front Elevation- Houses 3-6
1:100

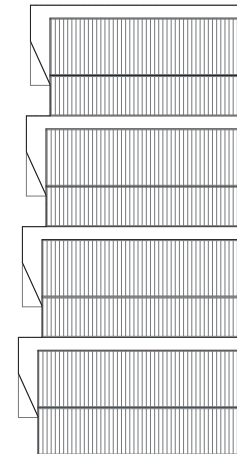
SCHEDULE OF ACCOMMODATION		
REAR	HOUSE 3_3 BED_4P	104m ²
	HOUSE 4_3 BED_4P	104m ²
	HOUSE 5_3 BED_4P	104m ²
	HOUSE 6_3 BED_4P	104m ²



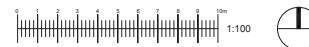
1 Proposed Ground Floor- Houses 3-6
1:100



2 Proposed First Floor- Houses 3-6
1:100



3 Proposed Roof Plan- Houses 3-6
1:100



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No	Date	Revision details
1	06 Nov 2022	Finals Area Updated as per 3-6
2	07 Dec 2022	Finals Area Updated as per 3-6

Site address	314 Lodge Lane Cotter Row Rimford RM5 2NK
Project Description	Erection of 6 Residential Dwellings
Drawing Title	Proposed Drawings Rear Building_Houses 3-6
Drawn	JK
Checked by	DP
Issued for	Outline Planning
Scale	1:100 @A1
Drawing No.	1514_321_B
Date	June 2022

Next steps

Proposal

The freehold is for sale and offers are invited from £1,100,000 subject to contract.

VAT

The property is not elected for VAT.

Data Room

Please get in contact with the team to discuss access to the data room.

To learn more, please get in touch with a member of the team on:

020 454 2999

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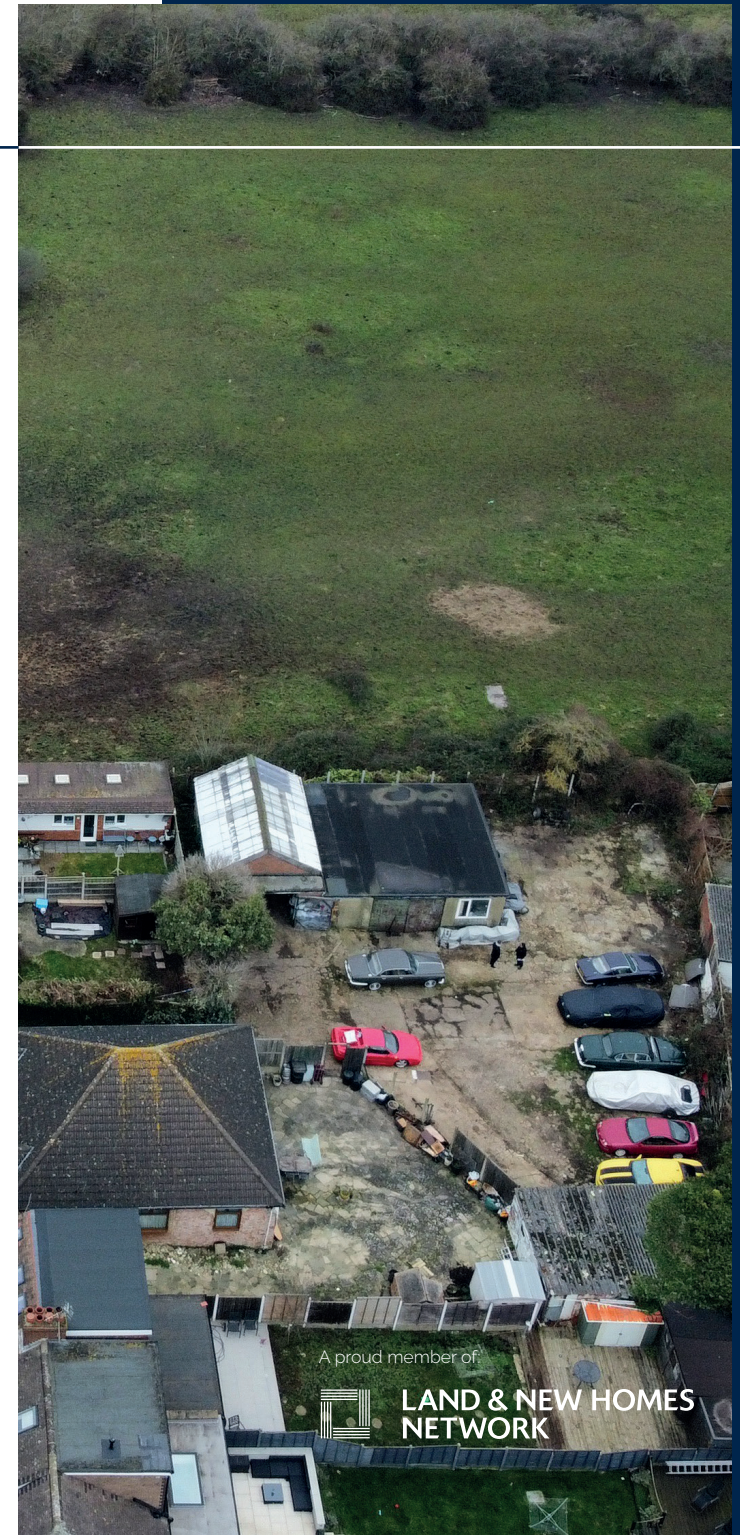
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