



**Consented Warehouse Conversion
Opportunity For Sale**

9 The Square, Woodford Green,
London IG8 0UQ



Summary

Warehouse conversion opportunity in Woodford Green IG8:

- Planning granted for 3x self-contained flats (2x 2 bedroom and 1x 1 bedroom)
- Alternative potential for stunning single unit family home or commercial unit STPP.
- Total consented residential NSA – 1,959 sq.ft
- Local Authority – Redbridge
- Existing site consists of a beautiful 19th Century warehouse
- Existing buildings measure 1,677 sq.ft
- Sought after location in prime Woodford Green
- 10-minute walk to Woodford Station (Central Line)
- Current use class B8 / E
- For sale freehold with vacant possession
- Asking for offers in excess £550,000

Description

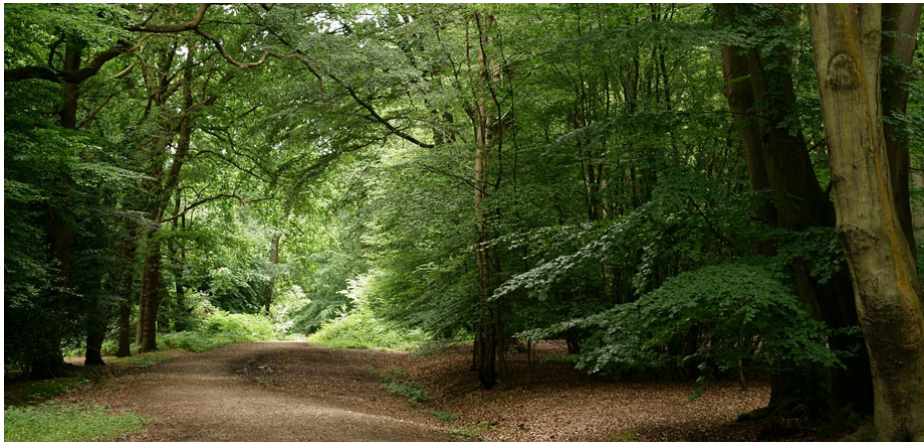
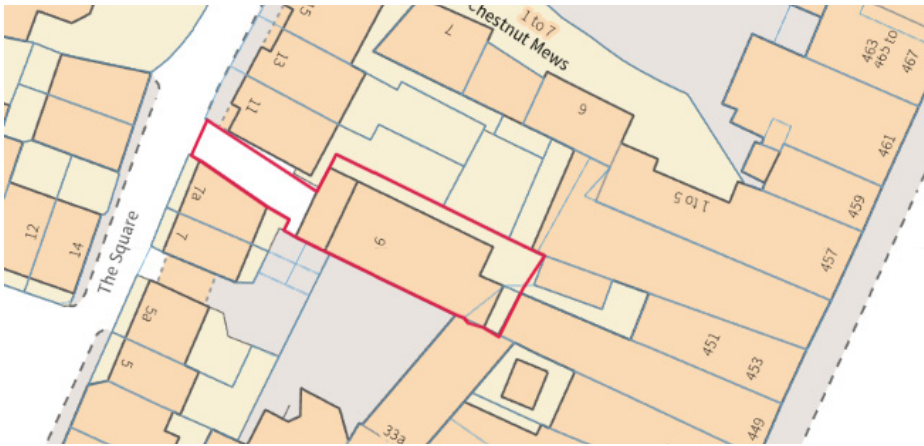
9 The Square is a beautiful three-storey warehouse building dating back to the 19th Century. The building was first used as a chapel, most likely before the time of Woodford Union Church which was opened in 1904. Since then it has been used by a number of businesses from a mechanics garage to storage for the Orford Motor Supply Shop, its current use class is B8 / E.

The warehouse building is split over ground and first floors measuring a total of 1,677 sq.ft.

Planning permission was granted in August 2023 for the conversion of 9 The Square into 3x self-contained flats (2x two-bedroom and 1x one-bedroom) with associated amenity space, cycle and refuse storage.

The warehouse would also make a stunning family house or commercial unit, subject to the necessary planning consent. As a single dwelling with mezzanine the unit would measure in the region of 2,118 sq.ft.





Location

The Square is situated in Woodford Green which is a North East London Suburb approximately 7 miles from the City of London. The area is bounded by Chingford and Higham's Park to the west, Chigwell and South Woodford to the east and is served by the A104, North Circular Road (A406), and M11. The Square is a short walk from Woodford Central Line Station.

The site falls within the Woodford Village conservation area which is home to some of the best restaurants and quaint coffee shops in Woodford.

Woodford Green is one of East London's more rural suburbs and forms part of the London Borough of Redbridge. The area benefits from a wealth of parks and recreational sports grounds including golf and rugby clubs and a large selection of restaurants and shops.

The property is also located just 10 minutes from Epping Forest, the largest open space in the London area at just over 6,000 acres, stretching from Manor Park in East London to just north of Epping in Essex. It's a magnificent resource for people and wildlife, allowing visitors to explore the open grasslands a 2,400-hectare area

of ancient woodland, which is perfect for cycling, walking and running.

Education

Woodford Green and surrounding offer some excellent schools, ensuring the opportunity for a fantastic education. All the state primary schools are judged 'Good' or better by Ofsted with several being rated 'Outstanding'. The state comprehensive schools are fantastic, whilst Woodford also offers a selective girls' grammar school and several outstanding private schools.

Primary Schools

Wells Primary School
Woodford Green Preparatory School
St Aubyn's School
Avon House School
Churchfields Junior School
Oakhill Primary School

Secondary Schools

Bancroft's Schools
Woodford County High School
Chigwell School
Forest School
Woodbridge High School
Trinity Catholic High School

Connectivity

The Square is located within a 10-minute walk of Woodford Underground Station which serves on the Central Line offering direct trains into the city approximately every 5 minutes. The M25 and M11 are both very accessible and within a 10-minute drive.

Notable Travel Times



On Foot

2 mins Woodford Golf Club

8 mins Woodford Station

20 mins George Lane

38 mins Epping Forest



By Bike

2 mins Woodford Station

7 mins Highams Park station

15 mins Epping Forest

28 mins Westfield

45 mins Canary Wharf



By Road

4 mins Waitrose South Woodford

14 mins Fairlop Water

21 mins Westfield Stratford

38 mins Stansted Airport



By Tube

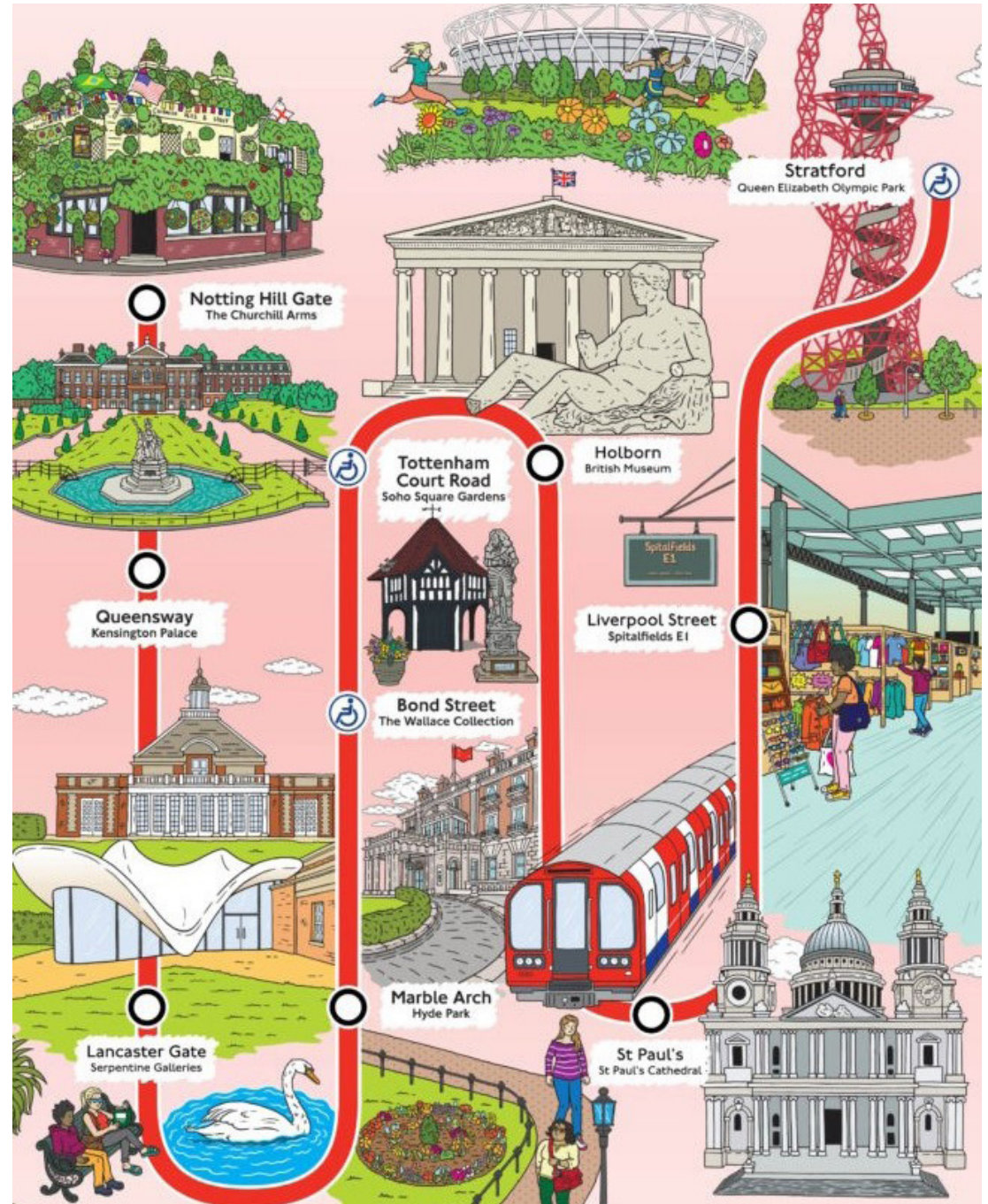
8 mins Chigwell

12 mins Stratford

22 mins Liverpool Street

26 mins St Pauls

30 mins Waterloo



Planning

Planning permission was granted in August 2023 for the following:

“Conversion of 9 The Square into 3x self-contained flats (2x two-bedroom and 1x one-bedroom) with associated amenity space, cycle and refuse storage.”

The warehouse building accessed off The Square is a real hidden gem, the stunning building is full of character and remains one of the last untouched warehouse buildings in the area.

There is no S106 and the CIL is £11,086.



Proposed Accommodation Summary

Unit	Floor	Bedrooms	Bathrooms	Area sq m	Area sq ft	Outside Space
Apartment 1	Ground	2B 4P	2	71	765	9m ²
Apartment 2	First	2B 4P	2	70	753	N/A
Apartment 3	Second	1B 1P	1	41	441	N/A
				182	1,959	

Alternative potential

This presents a unique opportunity for someone to create a truly special one-off single dwelling warehouse conversion in the heart of Woodford Green. Using the consented massing and

incorporating the common areas the property would measure in excess of 2,100 sq.ft subject to the necessary planning consent. It would also make a fantastic commercial unit.

Further Information

Method of sale

The property is for sale freehold by way of informal tender (unless sold prior).

VAT

VAT is not applicable.

Viewings

Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

Further information

Further technical information relating to the property is available via our data room.

Price

Offers in excess of £550,000.

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

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The Butler & Stag logo is set within a dark blue rectangular background. It features the text 'BUTLER & STAG' in white, uppercase, sans-serif font, with a red ampersand between the words. Below this, the text 'LAND & NEW HOMES' is written in a smaller, white, uppercase, sans-serif font.

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