



Sewardstone Road, London, E4

BUTLER & STAG



A strategic land opportunity of 13 acres (stls) in Sewardstone Road, Chingford. The site has no planning history and sits within the greenbelt but may have medium/long term development prospects.



Freehold

Asking Price £250,000

LOCATION:

The site is accessed via Sewardstone Road, E4 which runs directly into Chingford. Chingford Station is just 2.3 miles away, and the M25, M11 and A12 are all within a short commute.

DESCRIPTION:

The site is predominantly flat currently comprises of open grassland. The plot measures 13.44 acres/ 5.43 hectares (STS). This unique opportunity is set in a highly sought-after location within a short distance of areas such as Waltham Abbey and Walthamstow coming back towards London.

PLANNING:

The site has no planning history but given recent activity in the area we feel there is a positive chance of residential development gain.

FURTHER INFORMATION:

There is a £50,000 per dwelling overage agreement for any residential planning gain.

There is a protected oak tree within the boundary of the site.

TERMS OF OFFER:

Offers are sought from parties unconditionally.





Prepared on behalf of Butler & Stag
Land and New Homes

If you have any further questions
please don't hesitate to contact us on
the details below

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances or specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.