



**Building Plot at Bourne Court, Unity Trading Estate,
Southend Road, Woodford Green, IG8 8HD**

Building Site with previous Planning to erect a two-storey office building
020 8681 2000 | info@hnfproperty.com



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Building Plot at Bourne Court, Unity Trading Estate, Southend Road, Woodford Green, IG8 8HD

Offers in excess of £300,000 (three hundred thousand pounds) virtual freehold.

LOCATION:- The property is situated at the entrance of the Unity Trading Estate just off Southend Road in Woodford Green between Woodford and Redbridge in East London. The site is positioned just off Southend Road which is a busy link road to the A406 North Circular and also the M11 which is nearby. The nearest main transport link is available at South Woodford tube together with numerous bus routes. Road links to surrounding areas are excellent. The site adjoins the busy Unity Trading Estate and the Bourne Court office development and is a popular trading environment.

DESCRIPTION:- The property comprises an irregular shaped plot of land with a formal consent for its redevelopment to provide an office building of in excess of 3500ft². The property comprises a clear unmade up site with no existing buildings.

ACCOMMODATION:-

Site area 240m² (2580ft² approximately)

The use of 6no car parking spaces.

TENURE:- The property is to be offered under a 999 year lease from 22nd December 2022 at a ground rent of £1.00 per annum. The use of spaces 11, 180,181, 229, 242 and 257 is contained within the lease.

USE/PLANNING:- Planning was granted under reference 1166/21 on 18th May 2021 for the erection of a double storey building to provide two storey self-contained office building. The building, once constructed, will provide a total of 334m² (3595ft²) together with WC facilities, a staircase and a lift.

PRICE:- Offers in excess of £300,000 (three hundred thousand pounds) is sought for the long leasehold interest in the property.

EPC RATING:- The property comprises a cleared site and therefore has not been rated for EPC purposes.

BUSINESS RATES:- The property comprises a cleared site and is not currently rated.

VAT:- We understand the property is elected to VAT and that VAT is to be chargeable on the purchase price.

VIEWINGS:-The property comprises an open site and therefore may be inspected from the roadside at any point.

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
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7th May 2024



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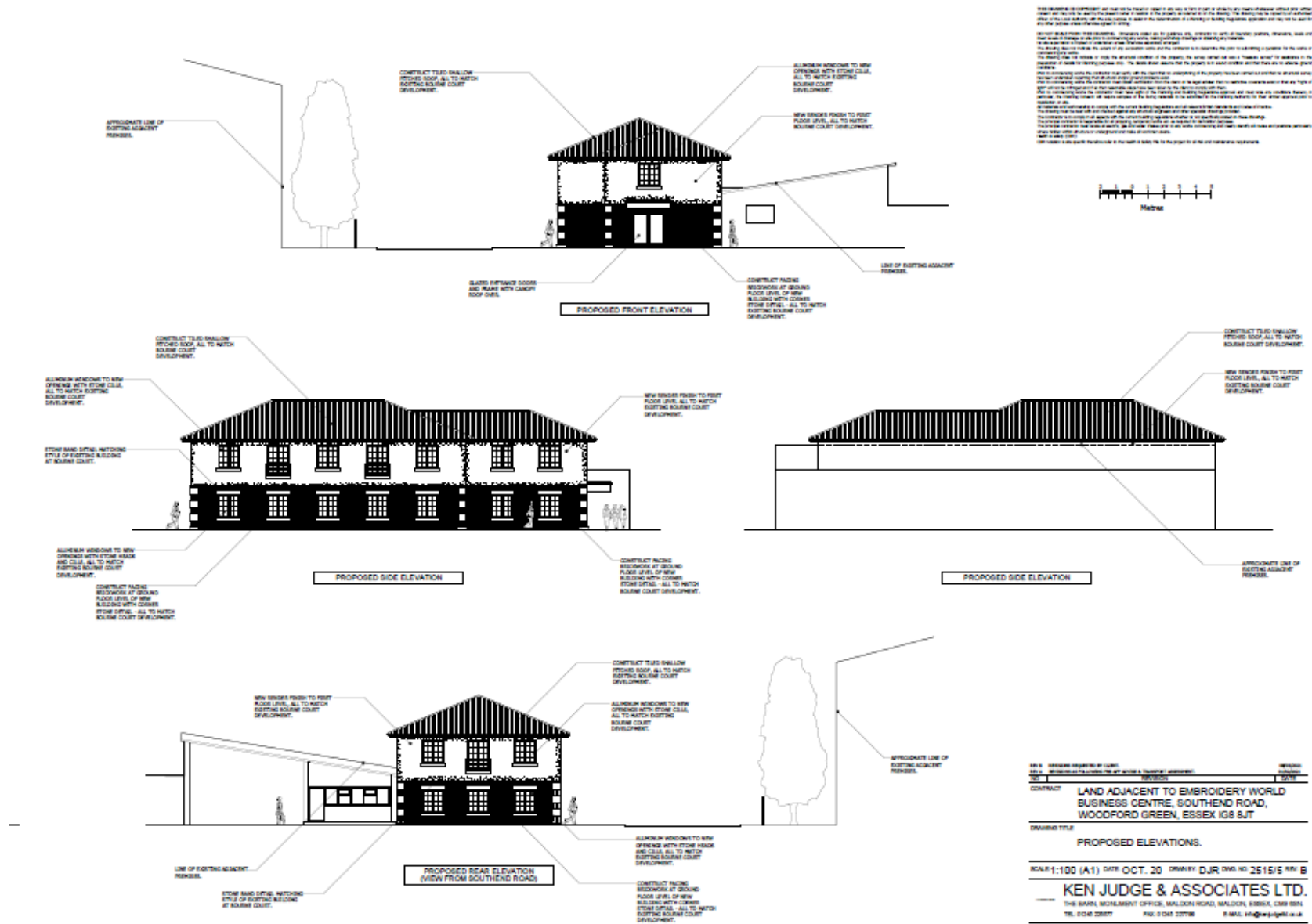
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PROPOSED FRONT ELEVATION

CONSTRUCT TILED SHALLOW PITCHED ROOF, ALL TO MATCH EXISTING BOUNDARY COURT DEVELOPMENT.

ALUMINIUM WINDOWS TO NEW OPENINGS WITH STONE CASLS, ALL TO MATCH EXISTING BOUNDARY COURT DEVELOPMENT.

NEW SINGLES FINISH TO ROOF FLOOR LEVEL, ALL TO MATCH EXISTING BOUNDARY COURT DEVELOPMENT.

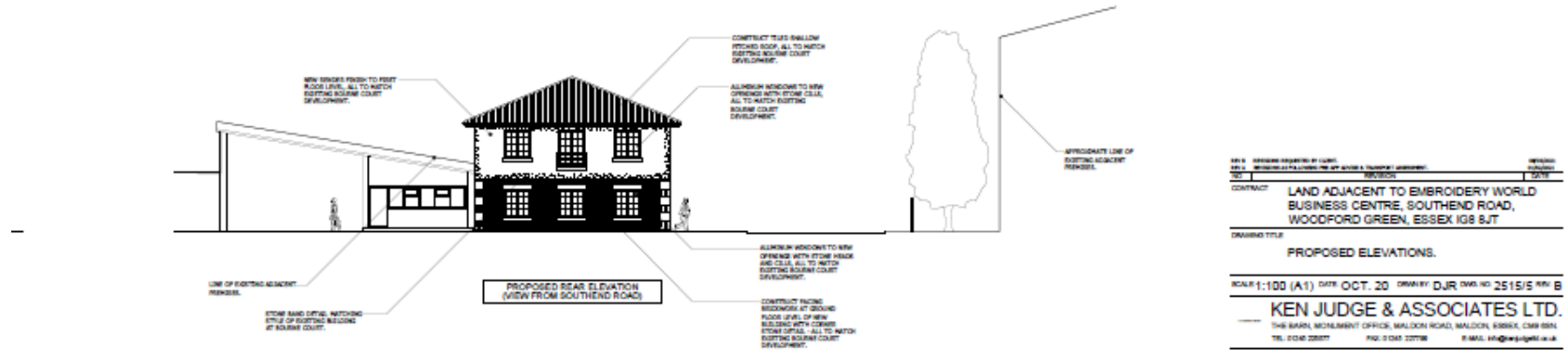
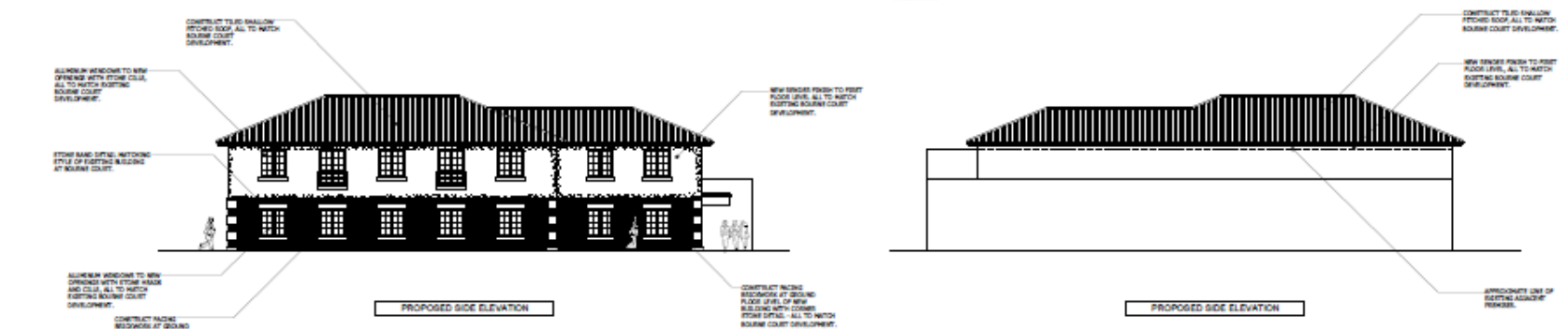
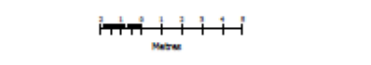
CONSTRUCT FACED BRICKWORK AT GROUND FLOOR LEVEL OF NEW BUILDING WITH CORNICE STONE DETAIL, ALL TO MATCH EXISTING BOUNDARY COURT DEVELOPMENT.

GLAZED ENTRANCE DOORS AND FRAME WITH CORNICE ROOF OVER.

CONSTRUCT FACED BRICKWORK AT GROUND FLOOR LEVEL OF NEW BUILDING WITH CORNICE STONE DETAIL, ALL TO MATCH EXISTING BOUNDARY COURT DEVELOPMENT.

APPROXIMATE LINE OF EXISTING ADJACENT FENCELINE.

LINE OF EXISTING ADJACENT FENCELINE.



NO. 100 (A1) DATE: OCT. 20 DRAWN: DJR (DWG NO: 2515/S) REV: B

CONTRACT: LAND ADJACENT TO EMBROIDERY WORLD BUSINESS CENTRE, SOUTHDOWN ROAD, WOODFORD GREEN, ESSEX IG8 8JT

DRAWING TITLE: PROPOSED ELEVATIONS.

SCALE: 1:100 (A1) DATE: OCT. 20 DRAWN: DJR (DWG NO: 2515/S) REV: B

KEN JUDGE & ASSOCIATES LTD.

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