



28 Groombridge Road, London, E9 7DP

Fantastic development opportunity for prime east London residential scheme, freehold available with vacant possession.

- Opportunity to acquire surrounding properties
- Strong site accessibility
- Desirable location in close proximity to Well Street Common
- Planning consent granted for residential development

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Summary

Available Size	752 sq ft
Price	Offers in excess of £650,000 Unconditional offers for Plot 1 are invited. Plots 2&3 available by negotiation.
Business Rates	Rates to be assessed, it is recommended the purchaser enquire with the local authority.
EPC Rating	EPC exempt - No building present

Description

A cleared site and adjoining lock up garage, shown edged green on the plan (plot 1). The site measures approx. 751.85sq.ft / 69.85m2 There may be an opportunity to also purchase the adjoining house, garden and a further site, edged blue on the plan (Plot 2), and development above the terrace of garages edged red on the plan (plot 3).

Location

Situated at the junction of Groombridge Road with Edenbridge Road, within 100 metres of the open spaces of Well Street Common. This is one of the premier locations in the area. There are a number of stations nearby, with Homerton being the closest, an approximate 12 minute walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - development site	752	69.86

Planning

Planning consent was granted by London Borough of Hackney in February 2019 on plot 1 for a 3 storey plus basement building on Plot 1 to provide 1 x 2 bed and 1 x 3 bed flat. Planning reference 2018/4356. Plans are available via the data store.

Tenure

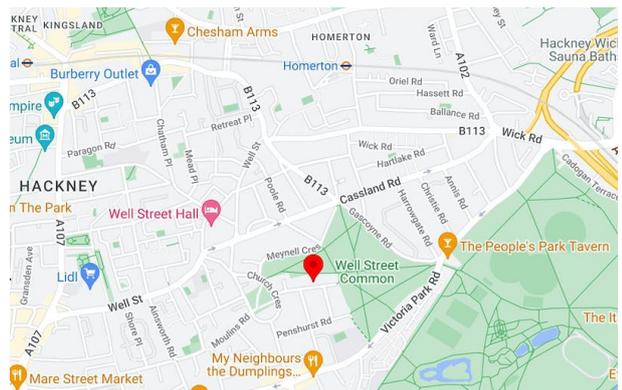
Freehold with vacant possession.

Viewings and further information

All viewings at the property will be solely with a member of staff from Dobbin and Sullivan, full details of plots 2 and 3 available via the data store.

Legal costs

Each party to bear their own legal costs in this transaction with the ingoing tenant to provide an undertaking for abortive costs should they withdraw from the transaction.



Viewing & Further Information

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