



Land adjacent to 28 Matlock Street, London, E14 7NN

We are offering a rare opportunity to purchase freehold land with planning consent for a uniquely designed 4 bedroom house near to Limehouse

- Freehold land available with planning consent
- Planning consent granted of a 3 storey, 4 bedroom house under application PA/21/O1622
- Unconditional offers are sought in excess of £350,000
- Land available Immediately with planning pack available on request

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

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Summary

Available Size	787 sq ft
Price	Offers in excess of £350,000.00
Business Rates	Once built there will be no commercial business rates payable. Buyers to carry out their own research for any costs in the interim.
EPC Rating	EPC exempt - No building present

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Total site area	787	73.11
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Description

We are offering an open plan site with planning consent already granted for a 3 storey, 4 bedroom house under application number PA/21/01622. A nicely designed and apportioned space over basement and 3 upper floors with garden to the rear. Matching the house to the east, the space offers kitchen and living space on the ground floor entrance with bedrooms, bathrooms and en-suites in the current design. Full planning pack is available on request.

Location

The site is located next to No.28 Matlock Street and close to the junction with White Horse Road. It overlooks Whitehorse Park and gardens and is less than 0.5 miles from Limehouse Station on the DLR providing access to major areas like Canary Wharf, Bank and Stratford. There is also the C2C line into Fenchurch Station. The area has plenty of small retail parades in the area as well as access to Commercial Road (A13) within a few minutes.

Tenure

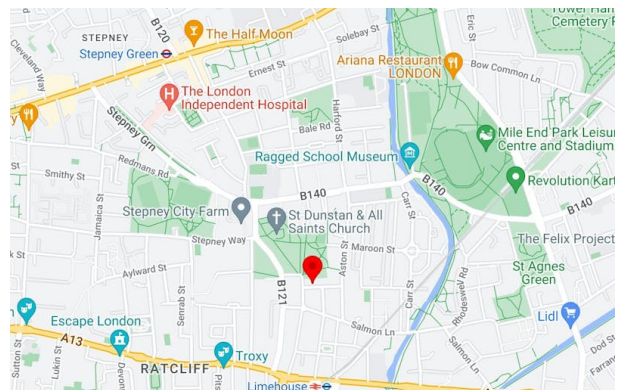
We are seeking unconditional offers in excess of £350,000 to be provided by 5pm on 31st May 2024.

Legal Costs

Each party to bear their own legal costs in the transaction with the buyer committing a deposit on agreement of the heads of terms

CIL Liability

There is an existing CIL liability of £30,234.97 that may be payable to the London Borough of Tower Hamlets on development of the planning permission granted.



Viewing & Further Information

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