

FOR SALE DEVELOPMENT SITE

**Dobbin &
Sullivan**
Chartered Surveyors, Est 1991

PLANNING FOR 8 SELF-CONTAINED FLATS

**39 PERTH ROAD,
GANT'S HILL
ILFORD,
ESSEX, IG2 6BX**



Chartered Surveyors
& Commercial Property
Consultants

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Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that:

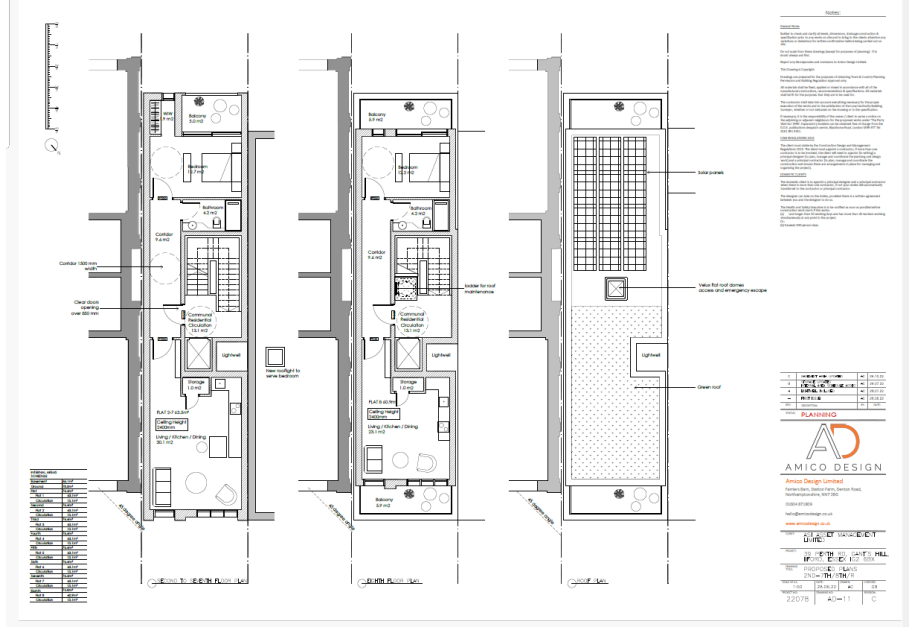
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2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION:

The site and premises is situated on the west side of Perth Road close to the junction with Eastern Avenue (A12) leading to Gants Hill Roundabout. Gants Hill is an affluent part of North Ilford within the London Borough of Redbridge lying only 9.5 miles east of Charing Cross.

Gants Hill Roundabout is an important hub linking the A12 travelling westwards to the A406 North Circular Road and further with the A11 towards the City. The A12 travelling eastward heads toward Romford and links with the Orbital M25. Woodford Avenue (A1400) feeding off Gants Hill Roundabouts heading in a north west direction links to A406 whilst Cranbrook Road (A123) heading southwards leads to Ilford and in a north east direction towards Barkingside. The site lies also less than 1 minute’s walk to Gants Hill London Underground (Central) line.

Immediately around the roundabout and on the roads feeding off this, there are a number of retail outlets, bars and restaurants and a number of new residential blocks.



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

DESCRIPTION:

The site currently occupied by a single storey building has been lying vacant for the last 10 years. It is located between a 10 storey student accommodation and a parade of shops fronting onto Perth Road.

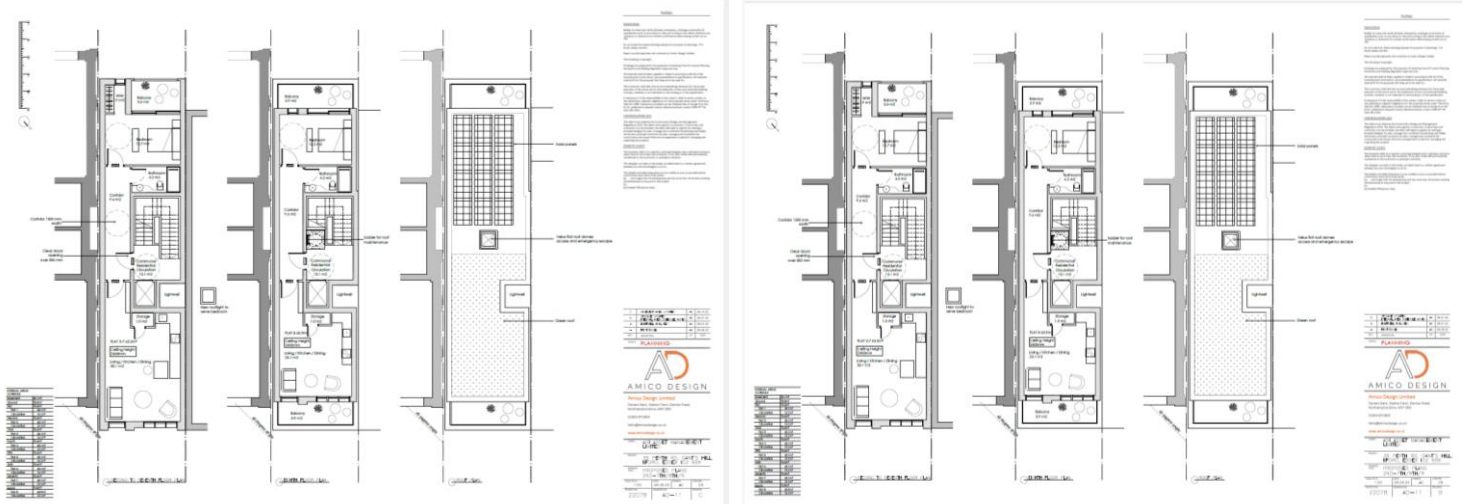
PLANNING CONSENT:

A residential development opportunity in the London Borough of Redbridge. Planning consent was granted on 1st March 2024 for the demolition of the existing building and for the erection of a 9 storey block including 8 residential flats (8 x 1 bed). The total indicative CIL liability will be in the region of £129,000. Further conditions can be found in the full decision notice available on the London Borough of Redbridge planning portal page under Reference 3955/22.

PROPOSED CONSENTED ACCOMMODATION:

FLOOR	UNIT / FLAT	FUNCTION	m ²	ft ²
Basement	-	Ancillary	26.1m ²	280.94 ft ²
Ground	-	Access Refuse Centre Bicycle Area	78.0m ²	839.592 ft ²
First	Self contained Flat	1 bed flat (2 persons)	63.1m ²	679.20 ft ²
Second	Self contained Flat	1 bed flat (2 persons)	63.1	679.20 ft ²
Third	Self contained Flat	1 bed flat	63.1	679.20 ft ²
Fourth	Self contained Flat	1 bed flat	63.1	679.20 ft ²
Fifth	Self contained Flat	1 bed flat	63.1	679.20 ft ²
Sixth	Self contained Flat	1 bed flat	63.1	679.20 ft ²
Seventh	Self contained Flat	1 bed flat	63.1	679.20 ft ²
Eighth	Self contained Flat	1 bed flat	60.9	655.52 ft ²

PROPOSED PLANS



Notes:

General Note:
 Refer to all drawings for notes, dimensions, dimensions and specifications for all work on site and for the site. All dimensions are given in millimetres unless otherwise stated. All dimensions are given in millimetres unless otherwise stated.

Do not scale from these drawings (except for purposes of planning). Use AutoCAD and BIM.

Refer to all drawings and conditions to be drawn. Do not scale.

The Designing Consultant
 Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulations Approval.

All construction shall be in accordance with all of the standards listed in the specifications and specifications. All materials shall be of the highest quality. Refer to the specifications for details of the work and for the construction of the work. The contractor shall take all necessary measures to ensure the safety of the site and the safety of the public. The contractor shall be responsible for the safety of the site and the safety of the public. The contractor shall be responsible for the safety of the site and the safety of the public.

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NO	DATE	DESCRIPTION	BY	CHK
1	02/03/20	AMICO DESIGN	AD	AD
2	15/03/20	AMICO DESIGN	AD	AD
3	15/03/20	AMICO DESIGN	AD	AD

PROJECT: 22078
 SHEET: AD-15
 DATE: 15/03/20

AMICO DESIGN
 Amico Design Limited
 Farmers Barn, Station Farm, Denton Road,
 Northamptonshire, NN2 2BG
 0300 4872809
 hello@amicodesign.co.uk
 www.amicodesign.co.uk

PROJECT MANAGEMENT LIMITED
 PROJECT: 22078
 SHEET: AD-15
 DATE: 15/03/20

CGI's of proposed street scene

- PRICE:** We are instructed to seek offers in excess of £725,000 for the freehold interest with the benefit of planning consent and with vacant possession.
- VAT:** The building has not been elected for VAT.
- EPC:** On request
- LEGAL COSTS:** Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraw from the transaction.
- VIEWING:** Strictly by appointment via Dobbin and Sullivan - Sole Agents.

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 Est 1991

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