



GILMARTIN LEY

Freehold Development Site for Sale - London E10

Identified in the local Master Plan as suitable for redevelopment

Land adjacent to 132 Dunedin Road,
Leyton,
LONDON, E10 5NL



Area

Site Area: 3,885 sq.m. (41,817 sq.ft.)

Price

Offers in excess of £3,650,000
subject to contract



Property Description

This prominent corner site extends to approximately 1 acre and is identified in the Northern Olympic Fringe Master Plan as suitable for redevelopment.

Previously the property has been used for open storage including vehicles and the siting of a mobile home. Immediately to the north of the site are allotment gardens.

Vehicular access is via Dunedin Road.

Based on the site capacity indicated by the Planning Permission for the adjacent Glyn Hopkin site the property should accommodate a minimum of 73 dwellings (circa 216 habitable rooms) in a mix of 1, 2, 3, and 4 bedroom units subject to planning permission. The west end of the site has potential for a 14 storey tower which would bring the total achievable accommodation to over 300 habitable rooms.

- > High rise development opportunity
- > Potential development capacity of over 300 habitable rooms
- > Landmark position
- > Queen Elizabeth Olympic Park is within 750 metres
- > Westfield Stratford City shopping centre approximately 1.3 km to the south
- > Leyton Underground station is within 10 minutes walk - London Liverpool Street 15 minutes estimated journey time
- > Stratford Regional and Stratford International stations within walking distance
- > New Crossrail station to open at Stratford in 2018/2019 with an associated 13% rise in house prices



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	3885.00	41817	

Property Location

Located at the intersection of Orient Way A1006 and Ruckholt Road A106 this development site is in an area of East London which has seen great improvement over recent years. Ruckholt Road is the primary thoroughfare into the London Borough of Waltham Forest and connects Leyton to the Queen Elizabeth Olympic Park which is only 750 metres to the south of the site.

The site is well-served for the public transport network with main bus routes available. Leyton Underground station (Central Line) is less than 550 metres to the east with journey times to Liverpool Street of 15 minutes and Stratford station of 6 minutes.

Stratford International station, approximately 1.3 km to the south, provides a high speed service which takes only 7 minutes to connect to London St Pancras and the Eurostar.

Stratford station is also on the Docklands Light Railway and Jubilee Line - the journey times to Canary Wharf being 12 and 14 minutes respectively.

National Rail destinations from Stratford station include East Anglia, north-east London and Liverpool Street. There are half hourly services from Stratford Station to Stansted Airport with a journey time of 1 hour.

The excellent existing public transport infrastructure provision will continue to improve when Stratford Crossrail station opens in 2018/2019. This will provide a direct connection to Tottenham Court Road in only 13 minutes and to London Heathrow Airport in 43-49 minutes. A recent study by CBRE Residential predicts house prices will increase by 13% over and above general house price inflation around Crossrail stations outside Central London by the time Crossrail opens.

Comprehensive main road networks provide easy links to Central London, High Road Leytonstone A11, East Cross Route A12, A13, High Road Leyton A112, M11 and M25 motorways.

The Westfield Stratford City shopping centre, adjoining Stratford International station, is within walking distance to the south being one of the largest urban shopping centres in Europe comprising 175,000 square metres of retail floor space with 300 stores including Marks & Spencer, John Lewis and Waitrose as well as a Vue Cinema complex.

Leyton Town Centre provides local shopping facilities within short walking distance.

Service Charge p.a.

-

Terms

Freehold for sale with full vacant possession.

Our client will give consideration to both unconditional and subject to planning offers.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Waltham Forest

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<http://www.gilmartinley.co.uk/properties/20824>
Knight Frank research report on East London residential
Recent CBRE report on the effects of Crossrail

Last Updated:

08 Jul 2015

<http://www.gilmartinley.co.uk/properties/for-sale/development/leyton/london/e10/20824>

Our ref: 20824

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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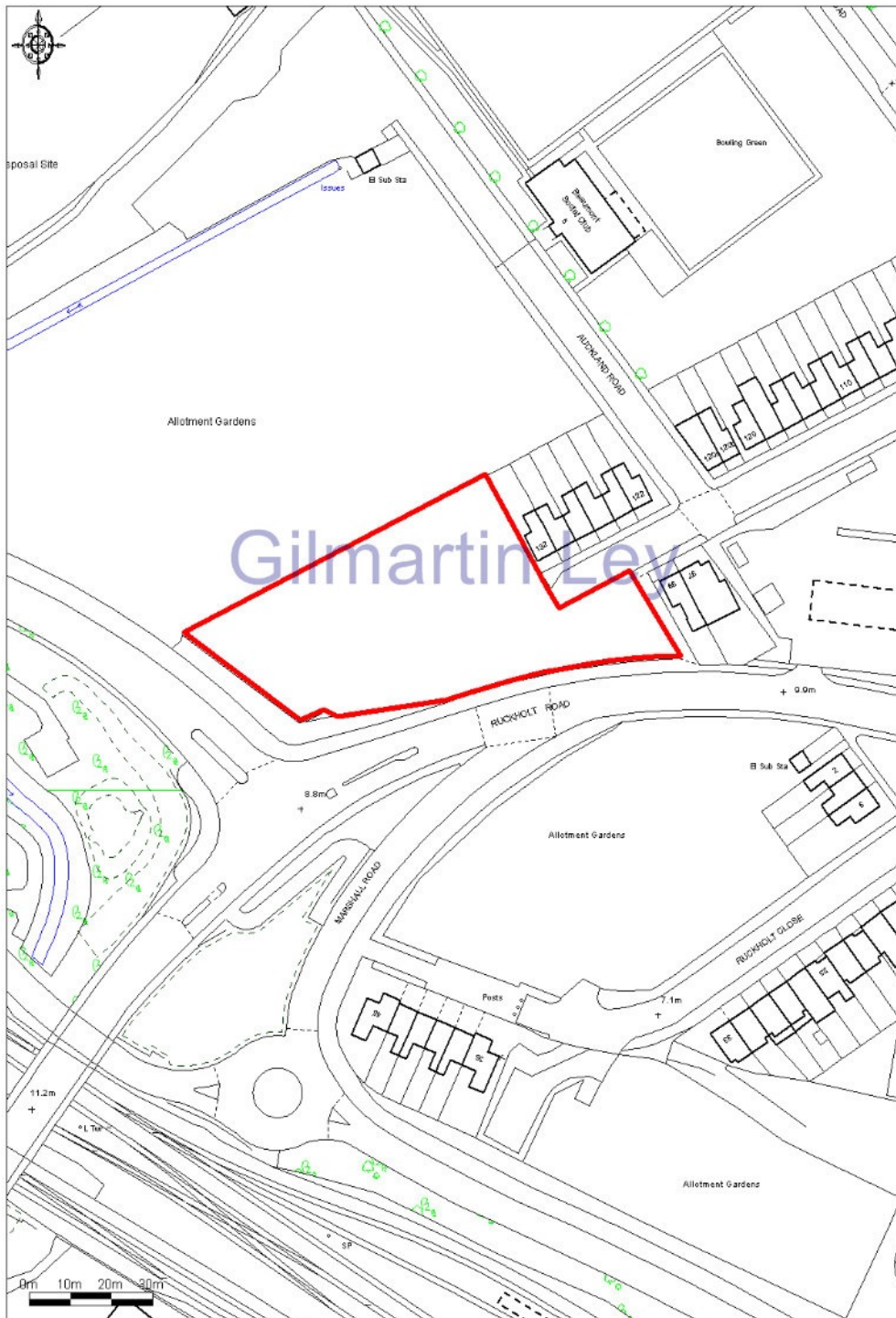


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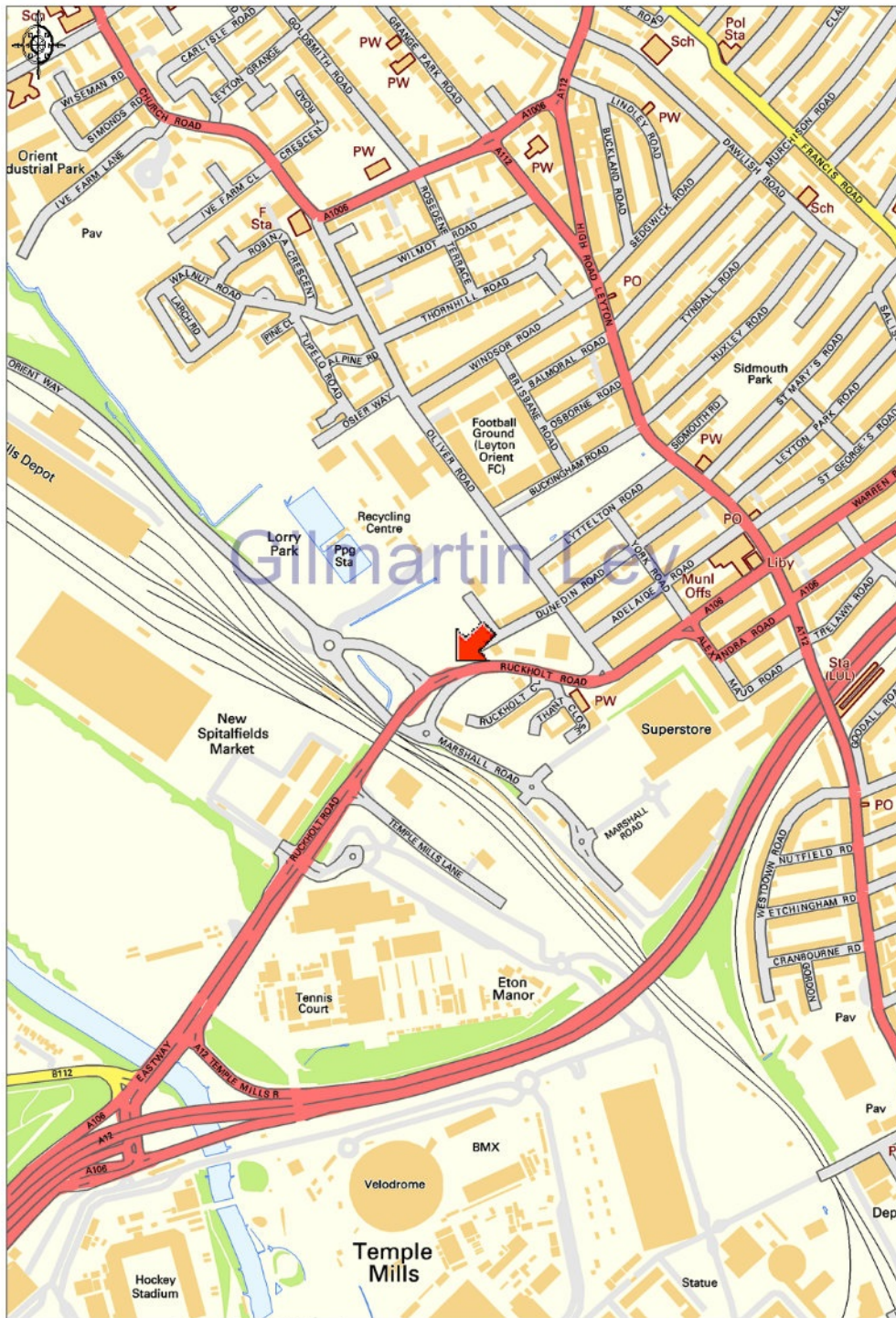


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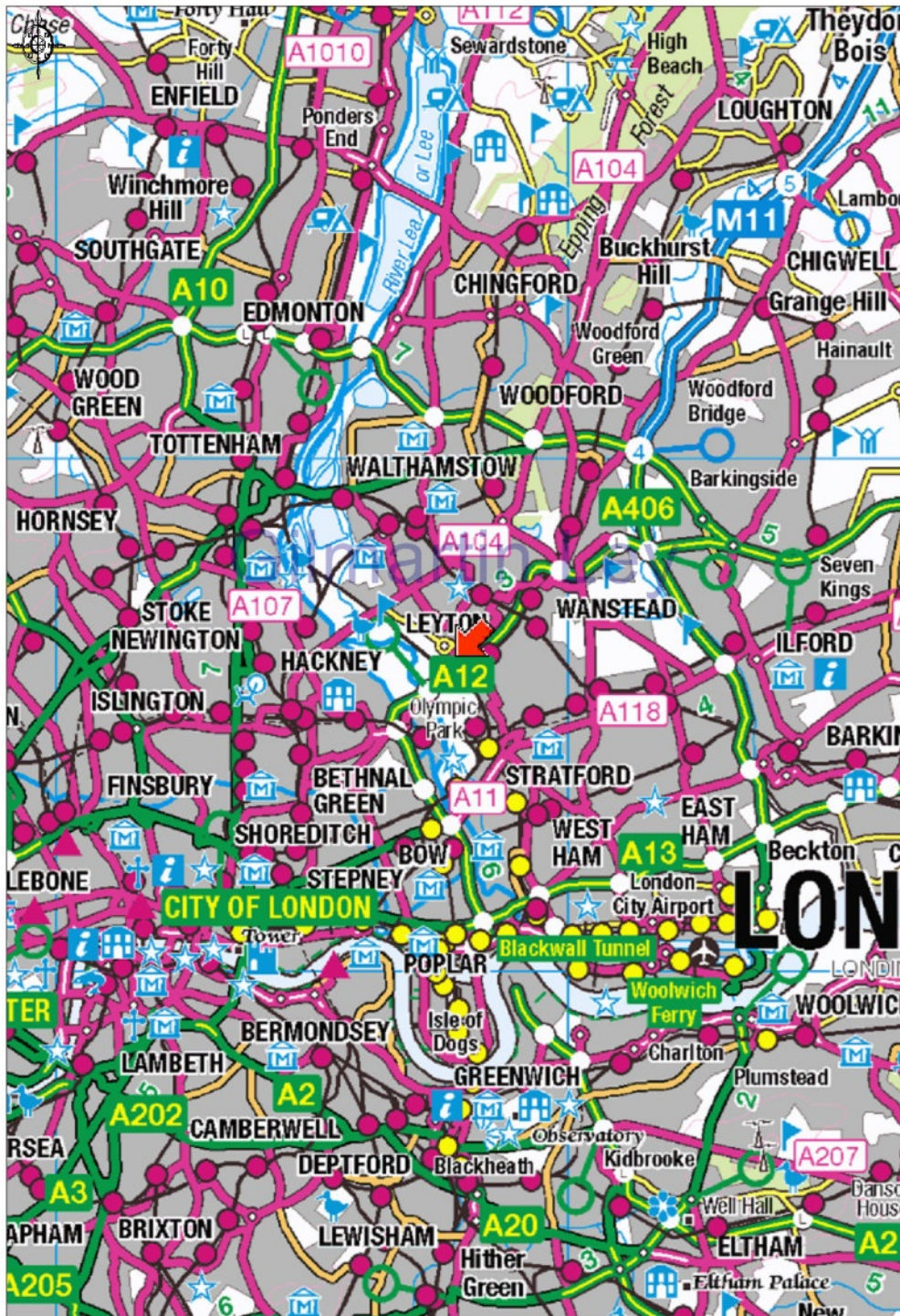


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