



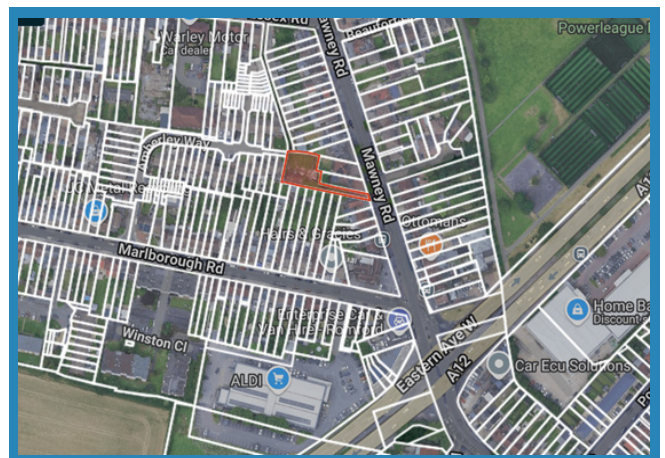
FREEHOLD DEVELOPMENT OPPORTUNITY

- > The site is located in **Romford** within the **London Borough of Havering**.
- > Planning permission has been granted for the erection of **1 x 2 bedroom detached house**.
- > The site area totals **505m²/5,435.77sq.ft.**
- > The total GIA of the property is **61sqm/656.6sq.ft.**
- > The site is a **9 minutes** drive to Romford station which lies on the London Overground and Elizabeth Lines.
- > The proposal is liable for Mayoral and Havering CIL and will incur a charge of **£1525 and £7625**
- > GCS Properties acquired the site off-market for a cash purchaser.

DESCRIPTION

The site is formed from part of the rear gardens of 177 & 179 Mawney Road. The front of the site is occupied by two large family detached houses. Currently, there exists a large garage to the rear of 177 Mawney Road. This is to be demolished which will allow for the construction of a 1 x 2 bed dwelling house to the rear of 177 / 179 Mawney Road.

SITE LOCATION



GEORGE GRENFELL

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CHARLES GRENFELL

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SCHEDULE

Unit	Type	Bed	GIA (m ²)	GIA (Sqft)	Amenity
1	Detached House	2B 3P	61m ²	656.6 Sqft	304m ²

PLANNING PERMISSION

Full planning permission for the erection of a 1 x single storey 2-bed detached dwelling with associated parking and amenity space to the rear of 177 & 179 Mawney Road involving demolition of the existing garage

ACCESS

Access can be arranged with a member of the GCS Properties team.

TENURE

Freehold.

ADDITIONAL INFORMATION

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the GCS Properties team.

VAT

VAT is not applicable.

FINANCIAL CONTRIBUTIONS

The proposal is liable for Mayoral and Havering CIL and will incur a charge of £1525 and £7625

TERMS

Acquired off-market

ARIEL VIEW



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