



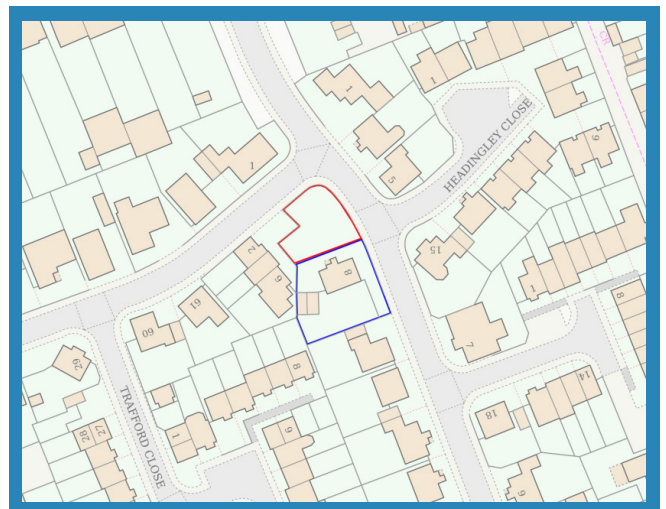
FREEHOLD DEVELOPMENT OPPORTUNITY

- > The site is located in **Hainault** within the **London Borough of Red bridge**.
- > Planning permission has been granted for the erection of **2 x 2 bedroom semi-detached houses** with **1 bathroom & 1 study**.
- > Total build area of approximately **157.93sqm/1,700sq. ft** plus land scaping.
- > The site is a **10 minute walk** from Manford Way Highstreet.
- > The site is a **12 minute walk** to Hainault train station which is situated on the Central.
- > Total CIL contributions **£25,000**.
- > GCS Properties are inviting offers in excess of **£400,000** for the freehold interest.

DESCRIPTION

8 Wickets Way is a two-storey detached property set within a generous plot of land, positioned near the junction of Headingley Close, Wickets Way and Trentbridge Close. The site benefits from planning permission for the Erection of 2 x 2 bedroom & Study semi-detached houses at the front land of No.8 Wickets Way IG6 3DF.

SITE LOCATION



GEORGE GRENFELL

☎ 07595 908293
✉ George.grenfell@gcsproperties.co.uk

CHARLES GRENFELL

☎ 07429 572303
✉ Charles.grenfell@gcsproperties.co.uk

SCHEDULE

Unit	Type	Bed	GIA (m ²)	GIA (Sqft)
1	Semi-detached	2	78m ²	839 Sqft
2	Semi-detached	2	78m ²	839 Sqft

PLANNING PERMISSION

Full planning permission for the Erection of 2no. semi-detached (2 x 2 bedrooms) single dwelling houses with associated cycle storage, waste / refuse space and amenity space.

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

We have been advised that VAT is not applicable.

FINANCIAL CONTRIBUTIONS

Total financial contributions total £25,000.

TERMS

GCS Properties are inviting offers in excess of £400,000 for the freehold interest.

EXISTING SITE



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