

DEVELOPMENT OPPORTUNITY



Land at Spruce Hills Road, Walthamstow, London E17 4JB



- Freehold site for sale
- 0.104 hectares (0.257 acres)
- Potential for residential development or other uses subject to planning



**WALTHAM FOREST
COLLEGE**

DEVELOPMENT OPPORTUNITY



- Freehold site for sale
- Site Area 0.104 hectares (0.257 acres)
- Residential development potential or other uses, subject to planning

Location

The property is located in Walthamstow in north east London on the junction of Forest Road and Spruce Hills Road.

Forest Road (A503) links to Woodford New Road and North Circular Road (A406) to the east and the centre of Walthamstow and Tottenham Hale to the west.

Wood Street Overland station is approximately 640 metres south east. It runs between London Liverpool Street (19 minutes) and Chingford (7 minutes). Walthamstow Underground station (Victoria line) is 1.2 km southwest. Journey time to Oxford Circus is 19 minutes. It is accessible using the 275 bus which runs along Forest Road.

Surrounding nearby land uses on Forest Road include the Waltham Forest College campus, Waltham Forest Council civic centre, healthcare retail and residential.

Description

The site comprises an open area of land predominantly grassed over with a number of trees along the southern boundary.

It is bounded by Spruce Hills Road to the east, terraced housing to the north, the retained Waltham Forest College land to the west and Forest Road to the south.

Planning

Two pre-application discussions have been held with the planning authority, Waltham Forest Council where designs for an initial 18 unit scheme then later a revised 14 unit residential scheme were presented and discussed. These designs and the planning officer's advice are available in the data room.

Tenure

The property is to be sold freehold with vacant possession on completion, subject to rights, reservations, obligations in respect of the seller's retained land.

Viewings

The site is visible from Forest Road and Spruce Hills Road. Please note that Waltham Forest College is an operational campus and any on-site inspections should be arranged by prior appointment with Glenny LLP. Glenny LLP takes no responsibility for any injury or accident at the property. Interested parties visit at their own risk.

Further Information & Data Room

Further information is available from Glenny LLP via the property's dedicated data room. To access the data room, email Glenny with your email address, an account will be set up for you and you'll receive an email with instructions on how to access the data room.

VAT

Any guide price quoted or discussed is exclusive of VAT. Any VAT chargeable will be in addition to this figure and payable by the purchaser.

Offers

Offers are to be made on an unconditional basis via informal tender.

All offers are to be sent to Christopher Clark at the following address:

Glenny LLP
Glenny House
56 Longbridge Road
Barking IG11 8RW

Or by email to:
c.clark@glenny.co.uk

To be received by **no later than 12 noon on Friday 18th December 2015**

All offers should clearly state the amount being offered along with any overage, include any surveys required, a timescale for exchange of contracts and how the purchase will be funded.

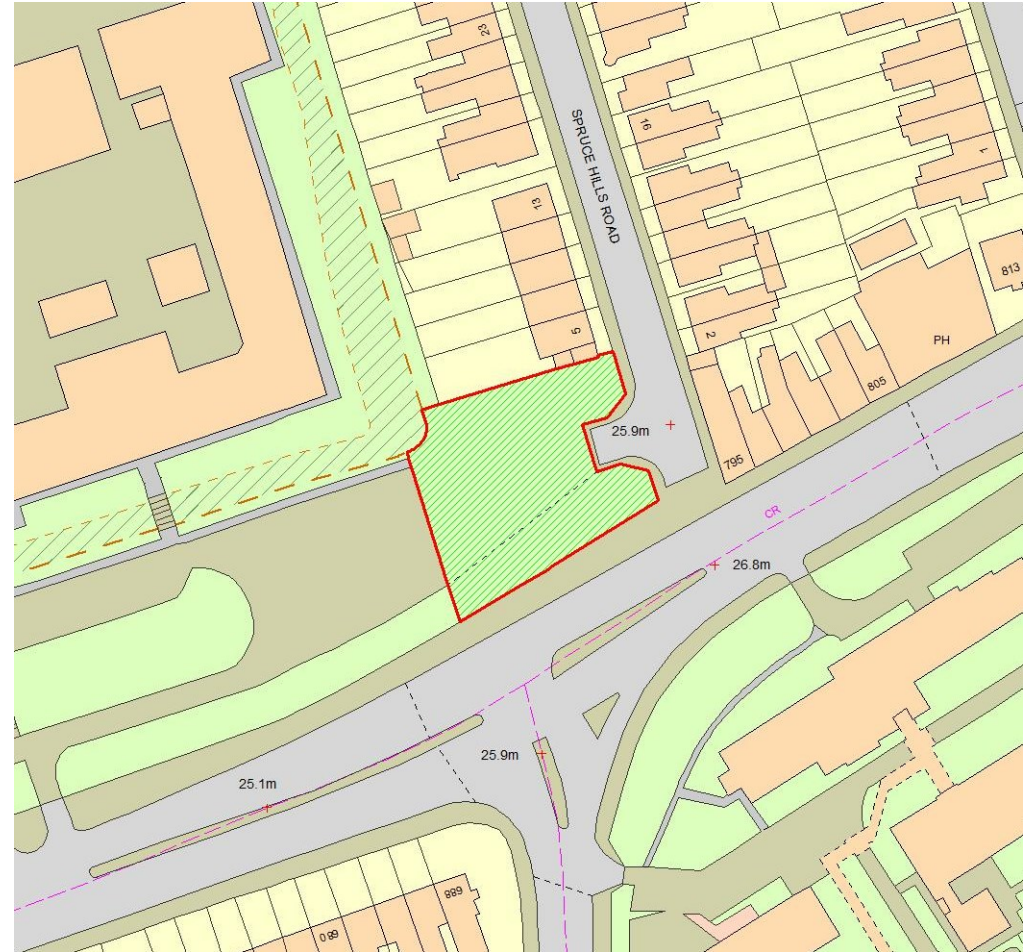
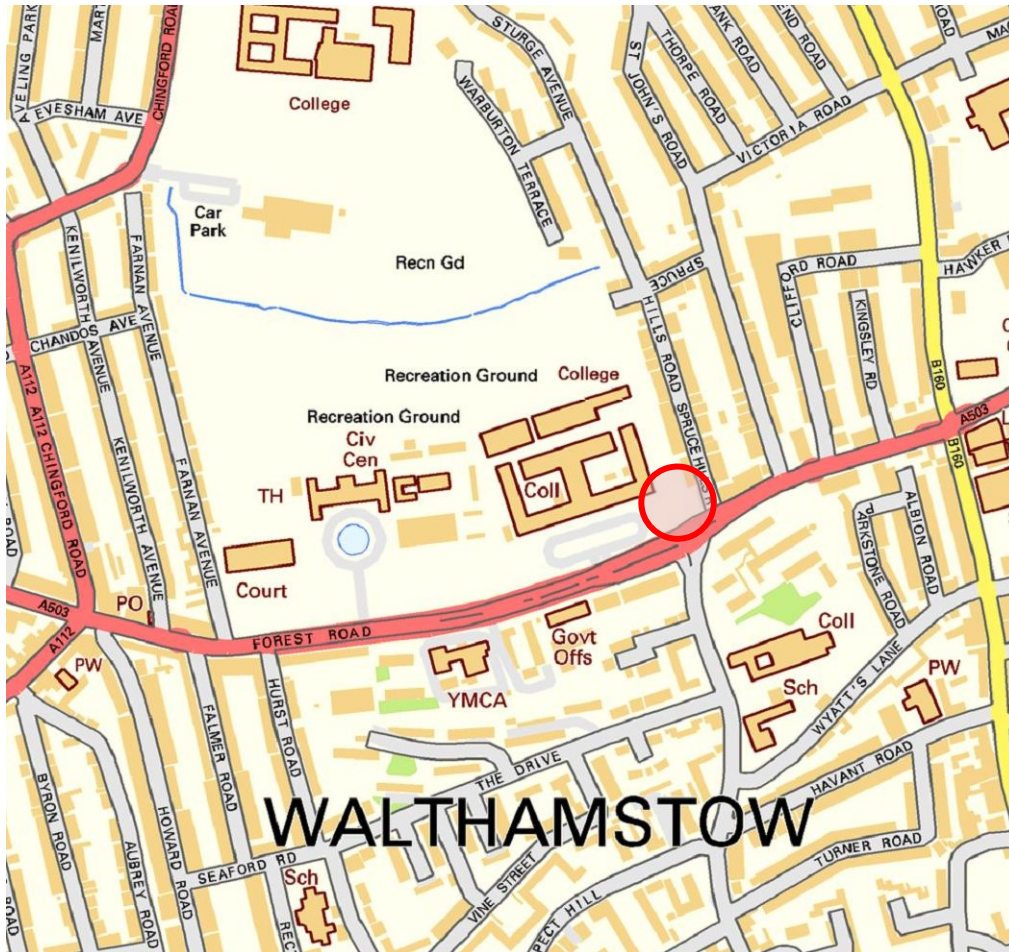
Please note the vendor reserves the right not to accept the highest or indeed any offer received.

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representa-

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For further information please contact

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