

# 60-74 SEWARDSTONE ROAD

CHINGFORD, LONDON, E4 7PR

NORTH EAST LONDON DEVELOPMENT OPPORTUNITY



savills GLPG

CGI and boundary for indicative purposes only

## EXECUTIVE SUMMARY

- Development opportunity in Chingford, in the London Borough of Waltham Forest.
- A cleared site extending to 0.16 hectares (0.40 acres).
- Planning permission for a scheme comprising a part 3, part 5 and part 8 storey building to provide:
  - 40 Residential apartments (9 affordable)
  - 462 sqm of commercial space
- Highly visible roadside location on a key junction, which may suit a number of alternative uses, including EV Charging, trade counter, storage, hotel, subject to obtaining all of the necessary consents.
- For sale Freehold with vacant possession.



## LOCATION & DESCRIPTION

The site is a trapezoid shape and extends to 0.16 hectares (0.4 acres). It formerly comprised a row of shops with flats above, now demolished.

The site is located in the London Borough of Waltham Forest, within the Chingford Green Ward, at the junction of Sewardstone Road (A112) and Kings Head Hill / Lea Valley Road (A110). Lea Valley Road is the only significant road crossing the River Lea between the M25 and the North Circular Road (A406) and Sewardstone Road is a busy north-south arterial route. This area has been identified as a potential future District Centre and gateway to the Borough.

The amenities of Chingford are c.1.2km to the east, with a broad range of retailers and bars, restaurants and cafes along Station Road (A1069). Epping Forest is 500 metres to the north east and offers a host of leisure activities and access to green open space.

Chingford London Overground Station is 1.6km to the east and provides direct services in to the City at Liverpool Street (27 minutes) and to the West End with a change at Walthamstow Central for the Victoria Line (Oxford Circus 35 minutes). Ponders End Rail Station is 1.6km to the west and provides direct services in to Liverpool Street (20 minutes). Ponders End Station is included on the proposed Crossrail2 route. (source: [tfl.gov.uk](http://tfl.gov.uk))



Site Boundary for indicative purposes only

## PLANNING

The property is located within the administrative boundary of the London Borough of Waltham Forest. The site is not located in a Conservation Area and there are no locally listed or statutorily listed buildings within or adjacent to the site.

The site has planning permission (REF: 220957) for:

*“Construction of a part 3, part 5 and part 8 storey building to facilitate 422.5 m2 of commercial floorspace on the ground, 40 flats above, 7 car parking spaces, including disabled persons’ parking, to the rear and two communal gardens, with associated alterations to the public highway along Sewardstone Road, vehicular access from Laurel Gardens, landscaping, refuse/recycling and cycle storage facilities and service areas”*

## S106 & CIL

The Section 106 Agreement is available on the dataroom. There are index linked financial obligations of approximately £196,898. LBWF’s published Indexed CIL Rate for planning permissions granted in 2024 for residential properties in this location is £104 per sq m. The Mayor’s is £69.27 per sq m. These will be applied to the private accommodation.

We strongly encourage interested parties to carry out their own due diligence to confirm this



## PROPOSED ACCOMMODATION SCHEDULE

Tenure	1 Bed	2 Bed	3 Bed	4 Bed	Unit No.	Total NSA (Sq ft)	Average NSA (Sq ft)
Private	8	13	7	3	31	24,711	797
Shared Ownership	1	2	-	-	3	1,996	665
Social Rent	1	2	2	1	6	5,119	853
<b>Total</b>	<b>10</b>	<b>17</b>	<b>9</b>	<b>4</b>	<b>40</b>	<b>31,826</b>	<b>796</b>

Commercial Unit	Sq M	Sq Ft
G01	72	776
G02	62	670
G03	111	1,199
G04	130	1,397
<b>Total</b>	<b>376</b>	<b>4,042</b>

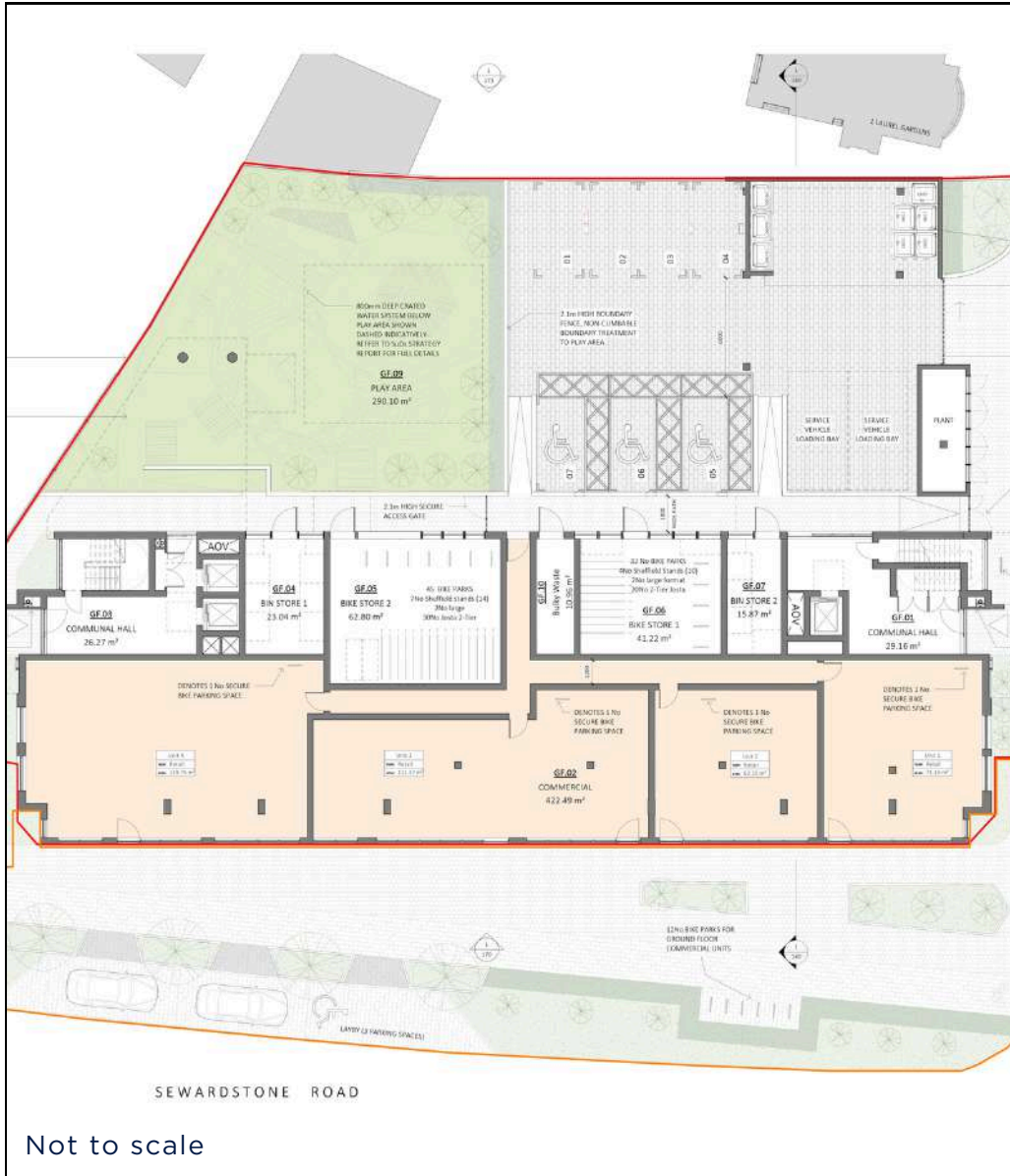
Floor	GIA Sq M	GIA Sq Ft
Ground Floor	716	7,706
1st Floor	763	8,212
2nd Floor	783	8,428
3rd Floor	702	7,560
4th Floor	582	6,264
5th Floor	264	2,840
6th Floor	243	2,619
7th Floor	215	2,317
<b>Total</b>	<b>4,268</b>	<b>45,945</b>

## ALTERNATIVE POTENTIAL

The site presents an opportunity to explore alternative uses taking advantage of its highly visible position and connectivity to London’s road network. This could include EV Charging, retail, storage and hotel uses. The site is identified in the draft local plan as an allocation that would be suitable for uses including town centre uses.

# CONSENTED FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



# CONSENTED FLOOR PLANS

## FOURTH FLOOR



## SEVENTH FLOOR





Site Boundary for indicative purposes only

### IMPORTANT NOTICE

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## TITLE AND TENURE

The site is registered freehold under the title number AGL404464 and will be sold with vacant possession.

## METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior). Unconditional offers are sought for the freehold interest.

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

## VAT

We understand that the property is not elected for VAT.

## VIEWINGS

The Property can be seen from the public highway. To arrange access on to site please contact the vendor's joint selling agents, Savills & GLPG

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

<https://sites.savills.com/60to74sewardstoneroad/>

## CONTACT

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