

Residential Development - South Woodford, E18

FOR SALE

Lynwood Garages, 24-58 Lynwood
Close, South Woodford, E18 1DP

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- A row of undercroft garages for which a planning application has been submitted to convert them into four flats (2 x 2 beds & 2 x 1 beds)
- Located in South Woodford, London, E18 approximately 0.5 miles from South Woodford Underground station
- The property is to be sold subject to planning permission being granted
- Offers are invited in excess of £500,000, subject to contract

Location

The property is situated within a predominantly residential area on Lynwood Close, South Woodford E18. South Woodford tube station, which is on the Central Line, is 0.5 miles away. The property is well located to provide access to the A406 (North Circular), M11 and A12. The area is well served by buses.

Please note all distances given are approximate only.

Development

An application has been submitted to the London Borough of Redbridge planning department under reference 2926/23 for conversion of undercroft garages, storage areas and communal bin store to create four flats (2x1 bedroom, 2x2 bedroom), with associated waste refuse and cycle store. The application was registered on 14th October 2023 and the target date for determination is 8th December 2023.

Terms

Offers are invited in excess of £500,000, subject to contract. The sale will be conditional on approval of the planning application.

Tenure

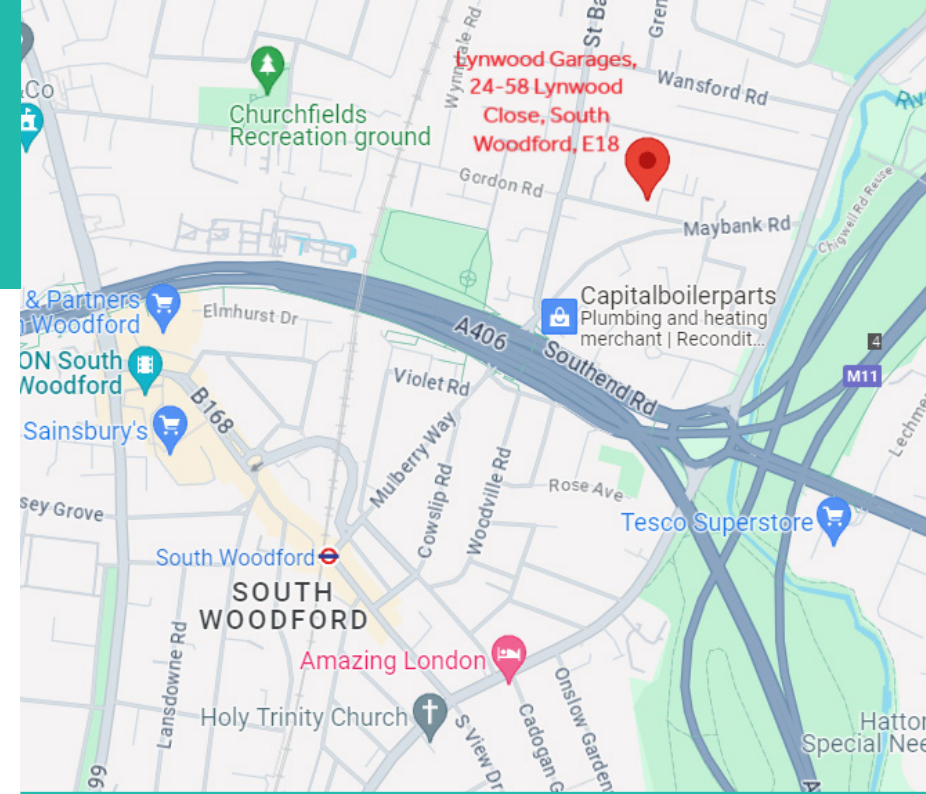
The property will be sold with full vacant possession and a new lease that is fully flexible to allow the development to be implemented.

VAT

We understand that the property has not been elected for VAT.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



Price:

Offers over £500,000

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

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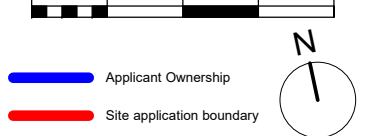
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Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Schedule – Lynwood Garages, 24-58 Lynwood Close, South Woodford, E18 1DP

Unit	Size (sq. m)	Size (sq. ft)	Amenity (sq. m)	Amenity (sq. ft)	Beds	Floor
1	41.4	445	5	54	1	Ground
2	72.5	780	7.3	79	2	Ground
3	72.6	781	7.4	80	2	Ground
4	41.3	444	5	54	1	Ground
Total	227.8	2,451	24.7	266		

0 5m 10m 15m 20m



P0 02/10/23 Planning Issue

Revision	Date	Description

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The sizing of all structural service elements must always be checked against the relevant engineers drawings. No reliance should be placed upon information shown on the drawing.

project
Lynwood Close

drawing title
Proposed Block Plan

drawing number 0773B-WPA	0100
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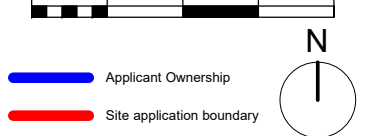
scale @ A3 1 : 500	revision P0
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drawing purpose PLANNING	first issue date 02/10/2023
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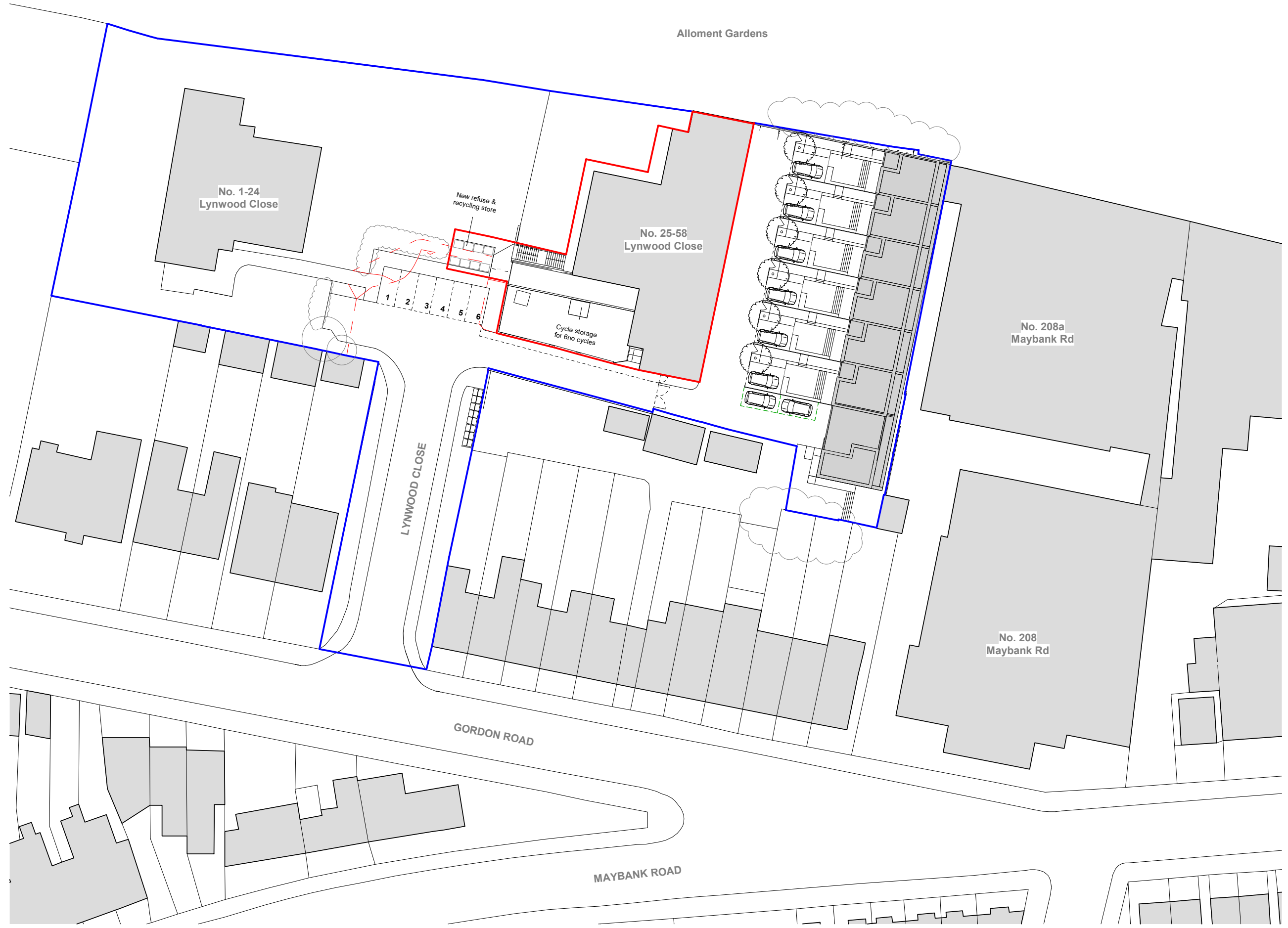
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0 5m 10m 15m 20m



Applicant Ownership
Site application boundary



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project
Lynwood Close

drawing title
Proposed Block Plan - Consented

drawing number
0773B-WPA 0101

scale @ A3
1 : 500

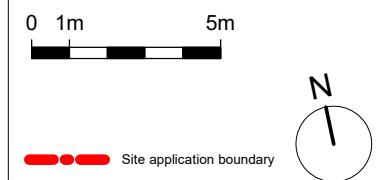
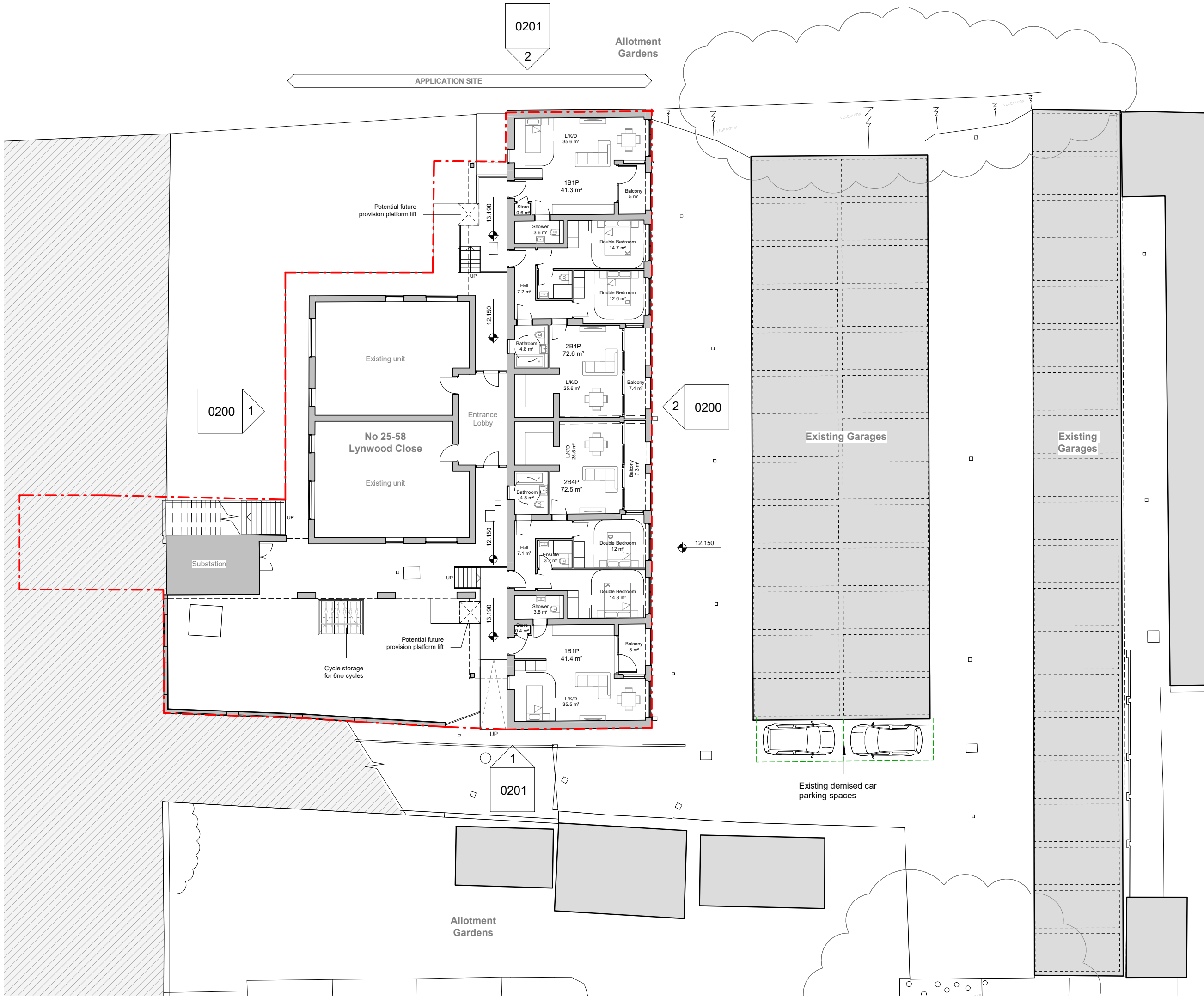
revision
P0

drawing purpose
PLANNING

first issue date
02/10/2023

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Site application boundary

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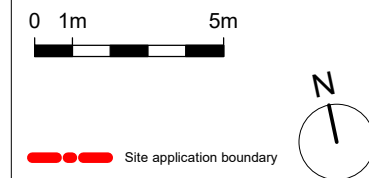
project
Lynwood Close

drawing title
Proposed Ground Floor Plan

drawing number 0773B-WPA	0110
scale @ A3 1 : 200	revision P0
drawing purpose PLANNING	first issue date 02/10/2023

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project
Lynwood Close

drawing title
Proposed Ground Floor Plan - Consented

drawing number
0773B-WPA 0111

scale @ A3
1 : 200

revision
P0

drawing purpose
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02/10/2023

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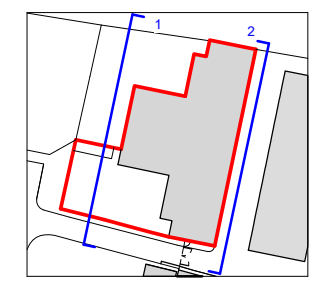


1 West Elevation - Proposed
1 : 200



2 East Elevation - Proposed
1 : 200

0 1m 5m



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project
Lynwood Close

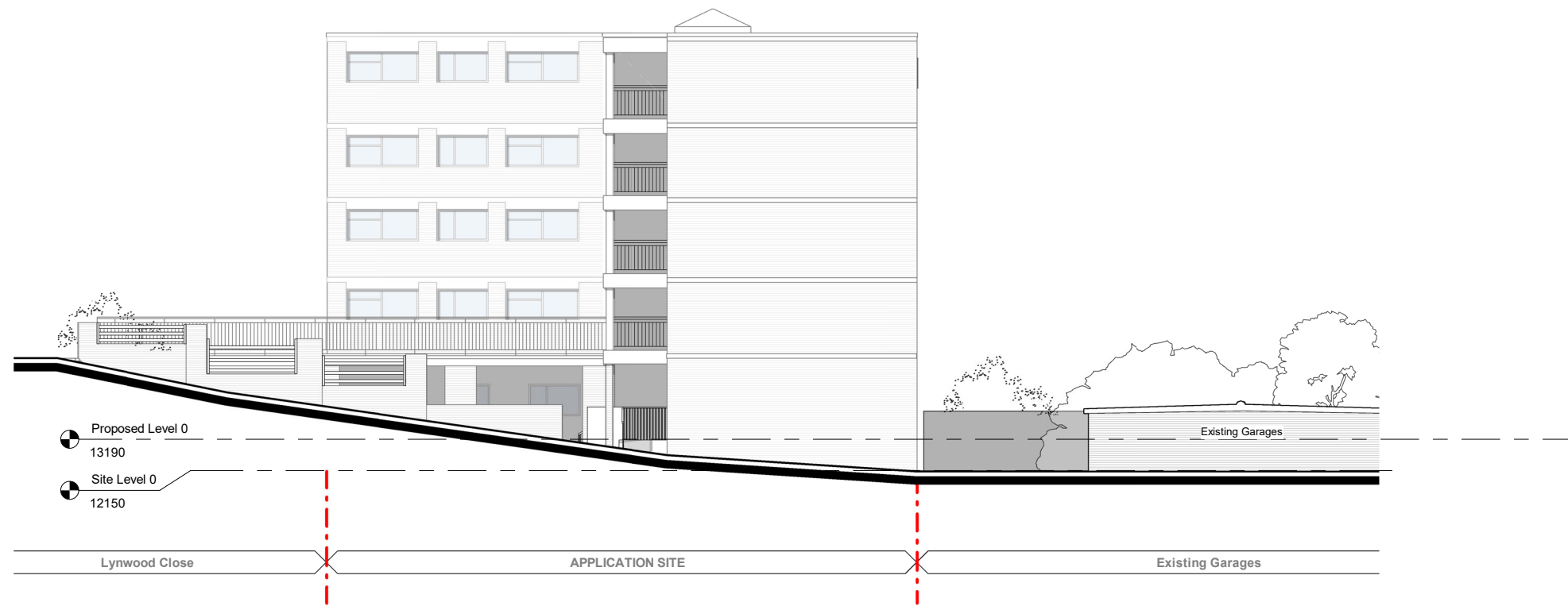
drawing title
Proposed Elevations - Sheet 1

drawing number	0773B-WPA	0200
scale @ A3	1 : 200	revision
		P0

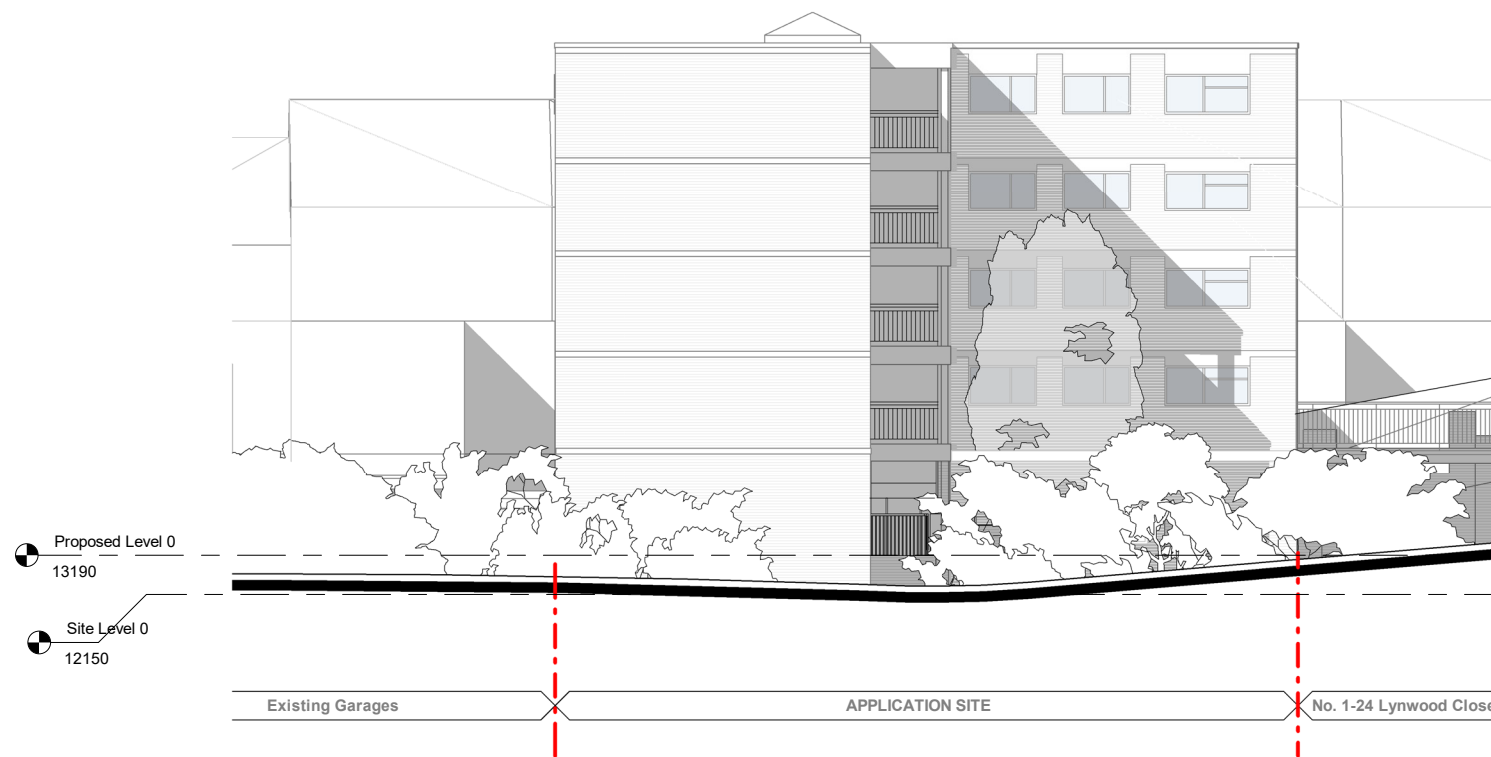
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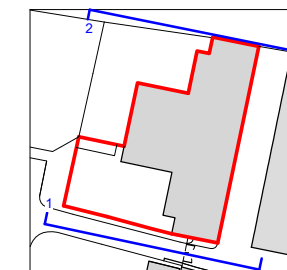


1 South Elevation - Proposed
1 : 200



2 North Elevation - Proposed
1 : 200

0 1m 5m



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project
Lynwood Close

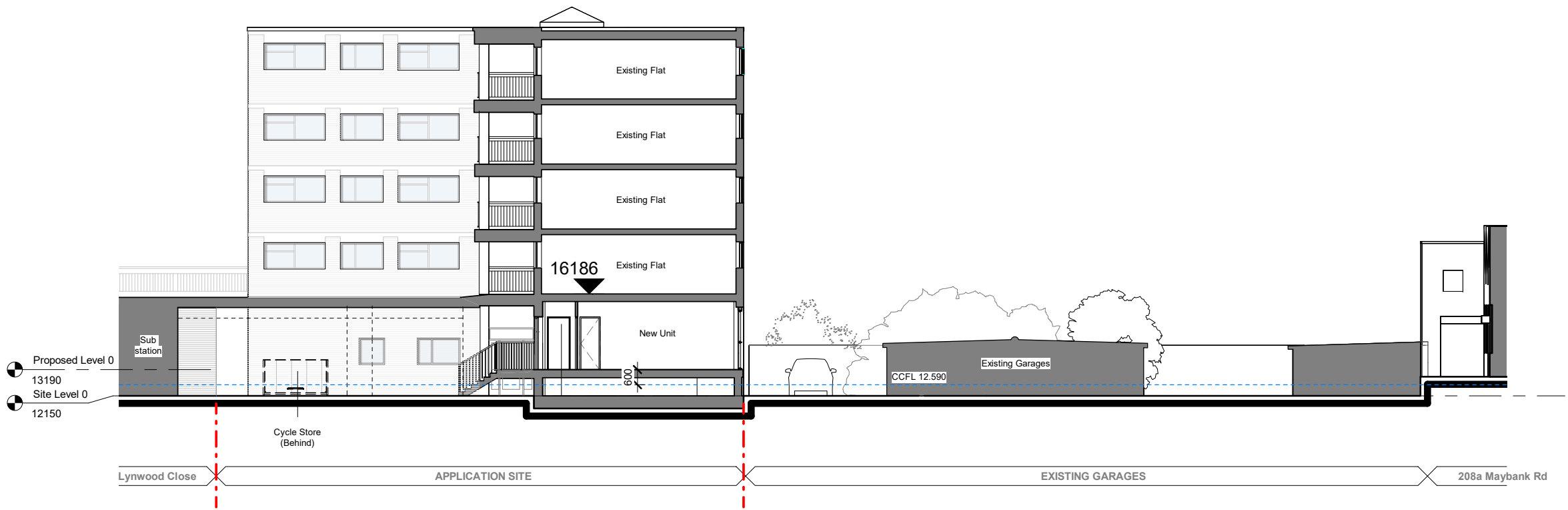
drawing title
Proposed Elevations - Sheet 2

drawing number	0773B-WPA	0201
scale @ A3	1 : 200	revision
		P0

drawing purpose	PLANNING	first issue date
		02/10/2023

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Proposed Level 0
13190
Site Level 0
12150

Lynwood Close APPLICATION SITE EXISTING GARAGES 208a Maybank Rd

0 1m 5m



CCFL = Climate Change flood level

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project
Lynwood Close

drawing title
Proposed Section AA

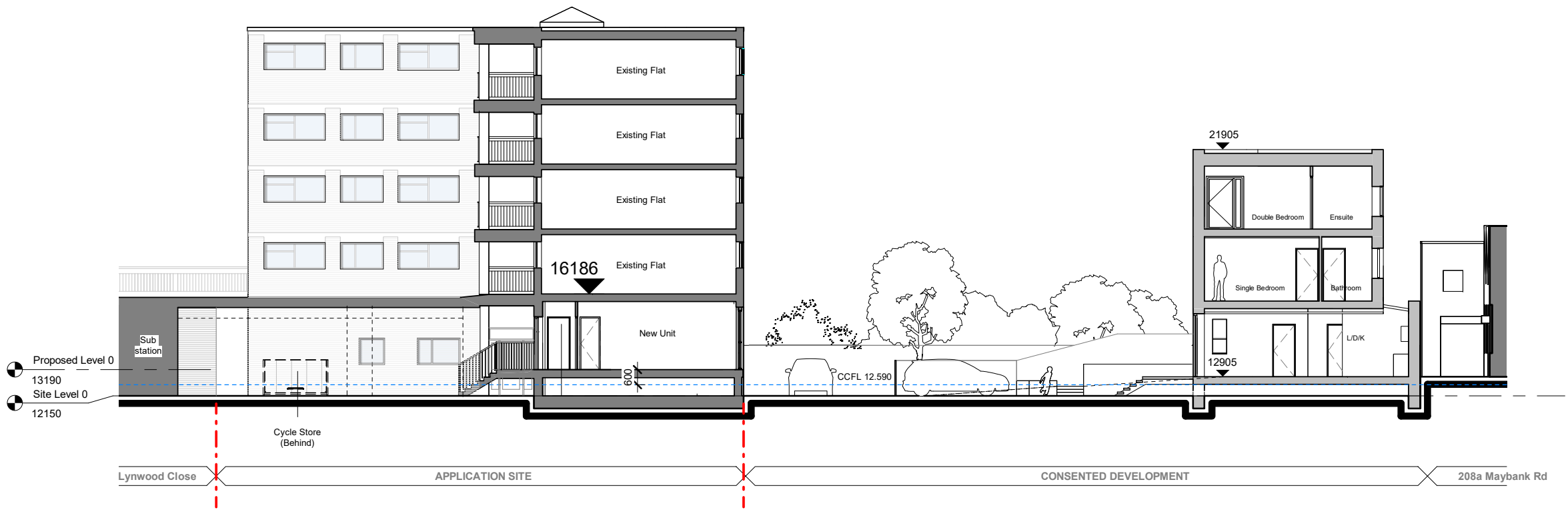
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scale @ A3 revision
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drawing purpose first issue date
PLANNING 02/10/2023

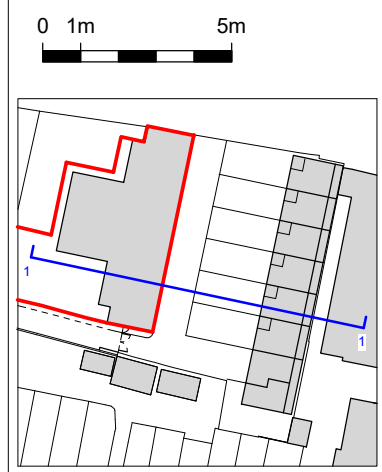
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Proposed Level 0
13190
Site Level 0
12150

Lynwood Close APPLICATION SITE CONSENTED DEVELOPMENT 208a Maybank Rd



CCFL = Climate Change flood level

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project
Lynwood Close

drawing title
Proposed Section AA - Consented

drawing number 0773B-WPA	revision 0301
scale @ A3 1 : 200	revision P0
drawing purpose PLANNING	first issue date 02/10/2023

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