

LAND AT TWEED WAY, RISE PARK, ROMFORD, ESSEX, RM1 4AZ

FREEHOLD DEVELOPMENT OPPORTUNITY

SITE AREA 0.277 ACRES (0.112 HA)

- Planning application submitted for 7x three-bedroom houses
- A popular residential location within Romford and within walking distance to Collier Row Town Centre
- Offered for sale by informal tender process
- Deadline for bids no later than **12 noon on Thursday 30th November 2023**



Description

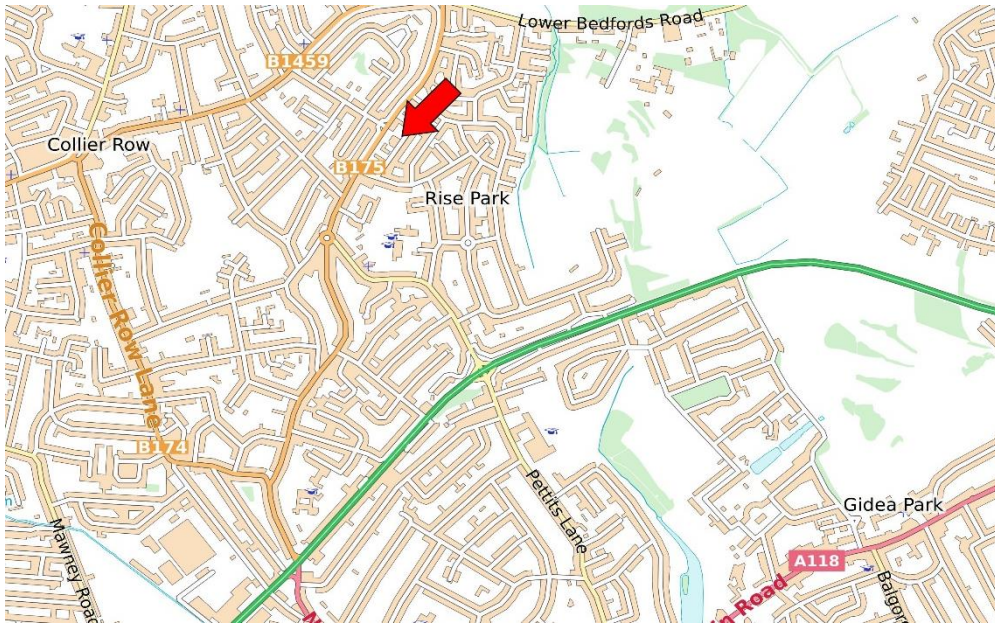
The local authority owned site comprises vacant scrub land benefiting from road frontage to both Tweed Way (south-east) and Havering Road (north-west).

The freehold site, outlined in red, is roughly regular shaped and relatively flat with an approximate site area of 0.277 acres (0.112 hectares).



Land at Tweed Way, Rise Park, Romford, Essex, RM1 4AZ

Location Plan



Location

The site is located fronting Tweed Way and Havering Road in Rise Park conveniently located just outside of the main Town Centre for Collier Row.

The site is situated ½ mile north of the Eastern Avenue A12 that provides easy direct access to J28 of the M25 to the north-east and the A406 to the west.

Romford Rail Station is located approximately 2 miles from the site, offering direct services on the Elizabeth Line [Crossrail] into London Liverpool Street and Paddington stations with journey times less than 30 minutes and 40 minutes respectively.

The immediate surrounding area comprises predominately residential properties and is conveniently within close proximity of Bedfords Park and Risebridge Golf Course.

OS Plan



Planning

A planning application has been submitted to the local planning authority, the London Borough of Havering, where designs for the creation of seven new dwelling houses were provided. The proposed scheme consists of 6x three-bedroom semi-detached houses and 1x three-bedroom detached house.

The planning application submission documents are available to download within the property data room.

Any other additional enquiries with regards to planning or policy should be addressed to Havering's Planning Department.

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Tenure

The site is to be sold Freehold with vacant possession, subject to any rights, reservations or obligations that may exist in respect of the sellers retained land.

VAT

We understand that the property has not been elected for VAT however, in the event that the Vendor reserves the right to opt for tax and, if it is exercised, the tax shall be payable by the Purchaser.

Further Information

Further information is available within the property data room via the link below:

[Click here for data room access](#)

Offer Procedure

Glenny LLP are instructed to invite offers for the freehold interest on a subject to planning basis, based upon the submitted planning application.

All offers should be sent to Gavin Donn at g.donn@glenny.co.uk and are to be received by **no later than 12 noon on Thursday 30th November 2023.**

Offers should clearly state:

- The amount being offered and the identity of the purchasing entity and funding partner (if any)
- Any conditions attached to the offer
- Any due diligence requirements
- Any approvals process that needs to be satisfied
- A proposed time-scale for exchange of contracts and legal completion
- Funding arrangements and proof of funds, if available
- Your appointed solicitor's details
- Purchasers track record

Please note that the preferred bidder will be liable to pay a contribution of £2,500 towards the London Borough of Havering's internal surveying and legal costs which will become payable on exchange of contracts.

The vendor does not undertake to accept the highest or indeed any offer.

Viewings

The site is fully visible from Tweed Way and Havering Road however, if interested parties require a more detailed site inspection then this is strictly by prior appointment via Glenny LLP.

Interested parties should take note that Glenny LLP takes no responsibility for any injury or accident at the site.

Contact

For further information please contact:



Gavin Donn

07768 746 062

g.donn@glenny.co.uk

Essex Office

Call: 01268 540 771

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