

FOR SALE - FREEHOLD DEVELOPMENT OPPORTUNITY

16 Sturry Street, London E14 6DB



EXECUTIVE SUMMARY ...

- Planning permission granted for demolition of existing building and the erection two 3-storey buildings to provide 7 residential units (3x one beds, 2x two beds & 2x three beds)
- Site area circa 6000 sq ft / 557 sq m
- Close proximity to Canary Wharf
- Freehold with Vacant Possession
- Offers in excess of £500,000 for the freehold interest

DESCRIPTION ...

The site comprises a single storey residential bungalow with front and back garden. The site extends to approximately 6000 sq ft / 557 sq m.

LOCATION ...

Located on Sturry Street, just off East India Dock Road (A13) in Poplar. Directly to the west is Chrisp Street Market, the site of a large residential and retail led regeneration scheme which has just entered phase one of construction.

TRANSPORT ...

The site is close to All Saints DLR station which offers access to Canary Wharf as well as into the City, and further across east and south London. The local area is served by several bus routes.

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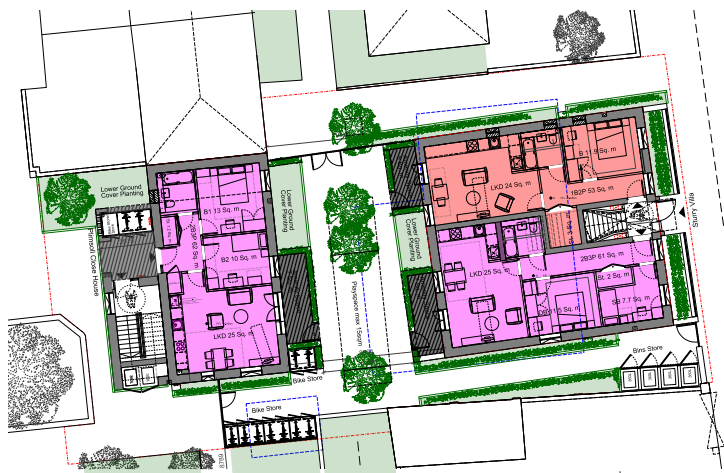
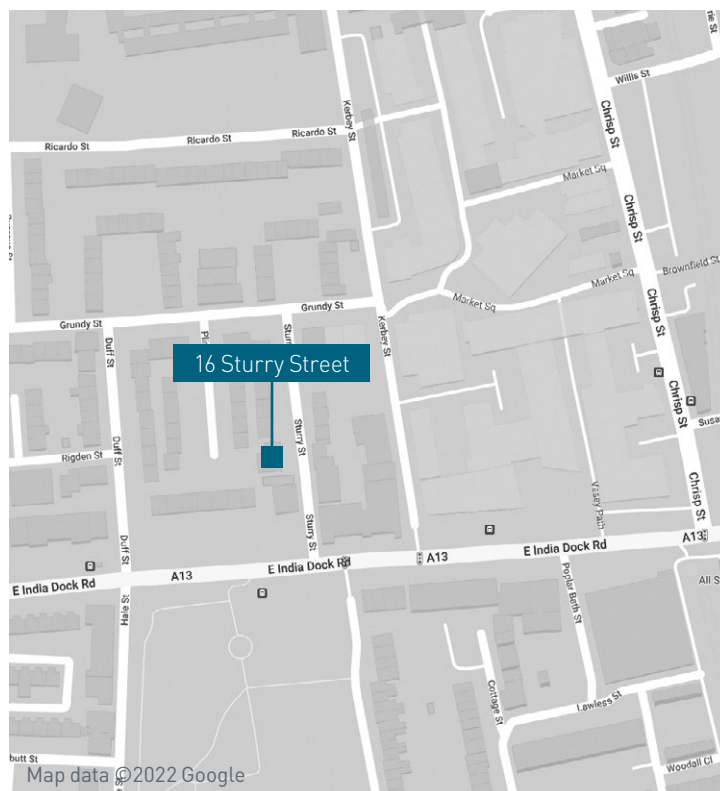


PLANNING ...

Planning permission was granted by the London Borough of Tower Hamlets on 13/11/2020 for the demolition of existing bungalow and redevelopment to two 3-storey buildings to provide seven residential units (Planning reference: PA/20/00973/A1).

The planning documents detail the two three storey properties as Sturry Villa and Plimsoll Close House. Sturry Villa is to provide four residential units and be accessed off Sturry Street. Plimsoll Close House provides three units and is to be accessed from Plimsoll Close. Please see accommodation schedule below:

Sturry Villa	Beds	GIA (sq m)
Unit 1	1	53
Unit 2	2	61
Unit 3	3	98
Unit 4	3	98
Plimsoll Close House		
Unit 1	2	62
Unit 2	1	50
Unit 3	1	50



TENURE ...

Freehold.

PRICING ...

SFP Property are inviting unconditional offers in excess of £500,000 excluding VAT (if applicable) for the freehold interest.

VIEWING ...

All viewings strictly through SFP Property. For further information or to arrange a viewing, email jessical@sfpgroup.com. Alternatively, please call the details below.

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