



1-3 Station Road
Harold Wood
Romford RM3 0BP



Mixed-Use Development Opportunity

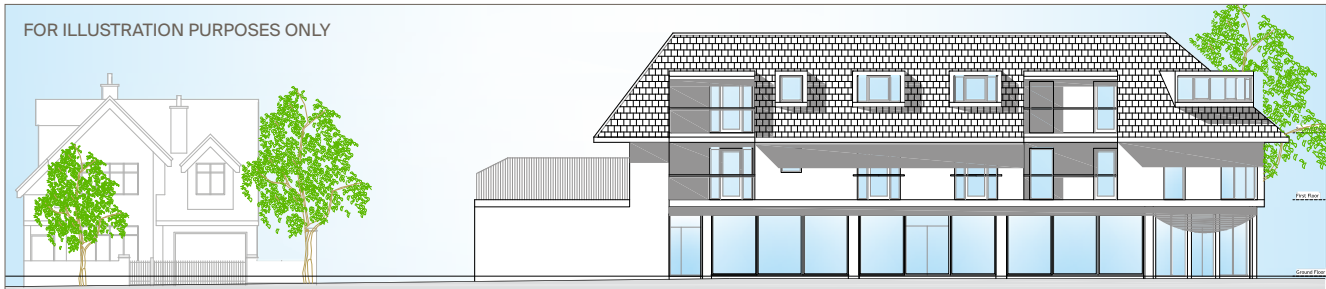
- Planning permission granted for the erection of replacement building comprising 3no. retail units and 6no. two-bedroom flats
- Mixed-use opportunity
- 6 x 2-bedroom flats ranging from 807ft²–1,055ft²
- 3 x A1 retail units ranging from 874ft²–1,033ft²
- Directly opposite Harold Wood Station which will be a New Crossrail Station
- 35 minute direct train into London Liverpool Street Station
- Please [click here](#) for discharged planning conditions
- Please [click here](#) for existing site images
- Foundations will have been fully tested with all certificates provided to the incoming buyer
- Freehold
- Offers in excess of £1,350,000 plus costings to date for the freehold interest

Description

The development site has now been fully demolished with the foundations underway. The incoming buyer will have all the relevant certificates and documentation regarding the foundations. The scheme is situated on the corner of Station Road and Gubbins Lane, directly opposite Harold Wood Station and next to an existing parade of shops. The site now benefits from planning permission for the demolition of the existing properties at 1-3 Station Road and the erection of a replacement building comprising of 3no. retail units (259.9sqm/2,798ft²) and 6no. two-bedroom apartments (517sqm/5,565ft²). There is a secure service bay at the rear of the development for small delivery vehicles. Larger vehicles delivering to the premises will be able to use the loading bay at the front of Co-op.

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Completed Scheme



Location

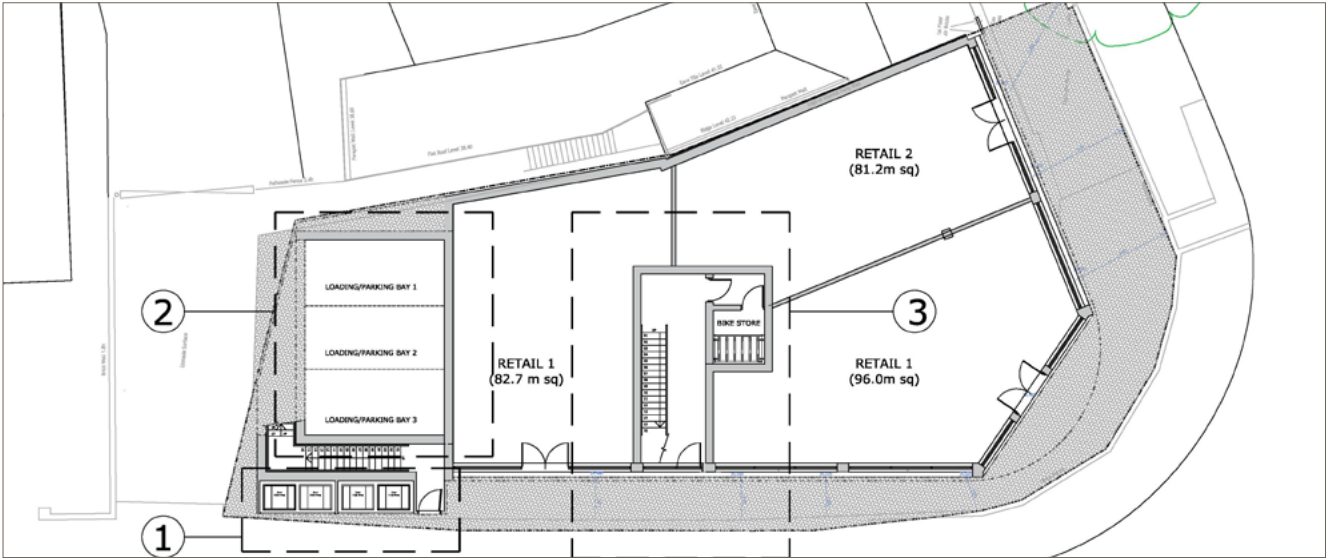
Harold Wood is a suburban area, within Romford that is served by a range of local amenities such as cafés, restaurants, pubs, gyms and other local services. The area also offers a great choice of schools including Harold Wood Primary School, The Campion Academy and Redden Court School. The site itself is located a 4 minute drive to Gallows Corner which sits on the A12 Southern junction of Romford, which provides a range of larger convenient stores consisting of Tesco's, Next, Argos, Furniture Village and Costa. Countryside have recently completed the Kings Park 1,000 home redevelopment on the former Harold Wood Hospital.

Transport

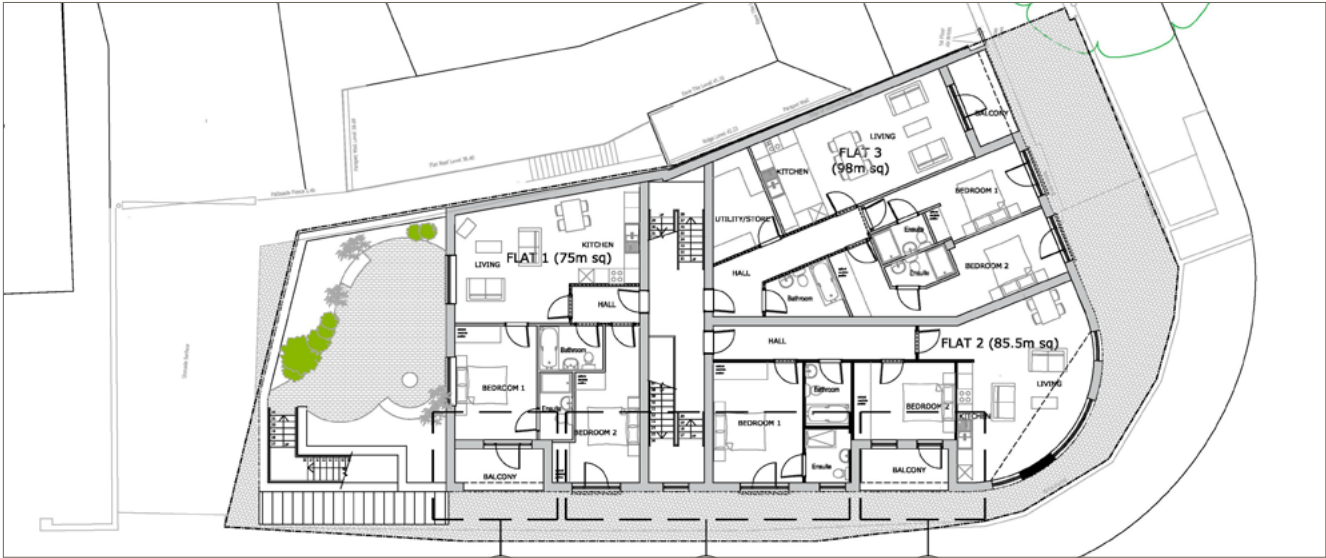
Harold Wood is an extremely popular residential area located within the London Borough of Havering, close to the A12, and junction's 28 and 29 of the M25 which provides access to London, Essex and Suffolk. The site itself is situated across the road from Harold Wood Station (Zone 6) which currently provides a 35 minute direct train into London Liverpool Street. Harold Wood will be on the new Crossrail Elizabeth Line, which is due to come to fruition in 2020, bringing direct travel between Stratford, Liverpool Street, the West End and Heathrow Airport.

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Ground Floor Plan



First Floor Plan

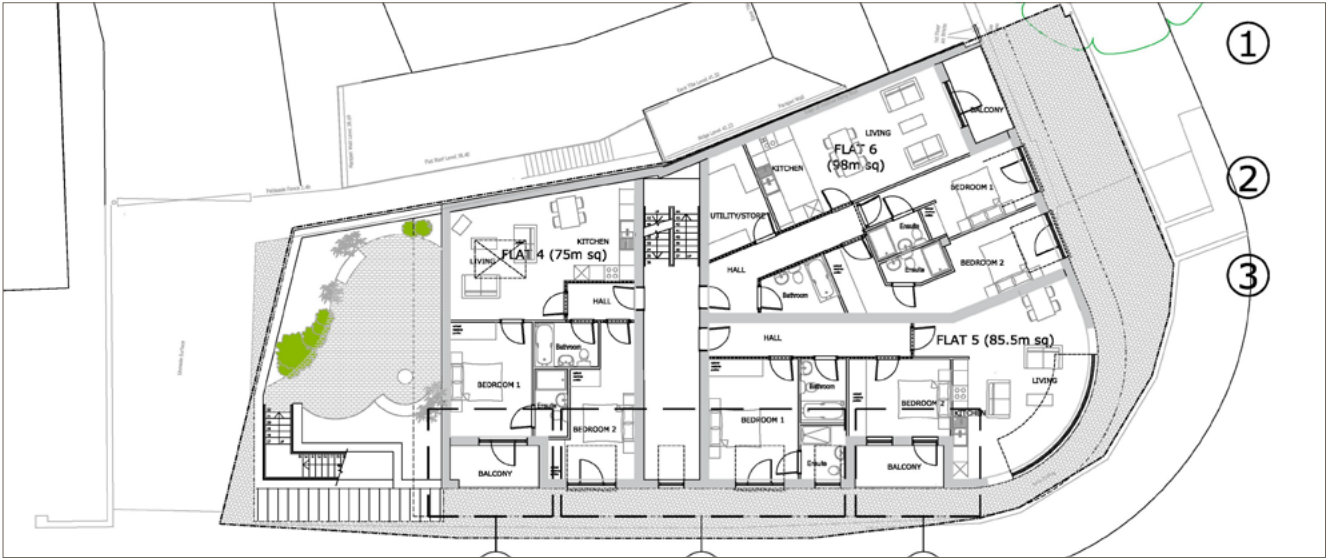


Proposed Residential Schedule

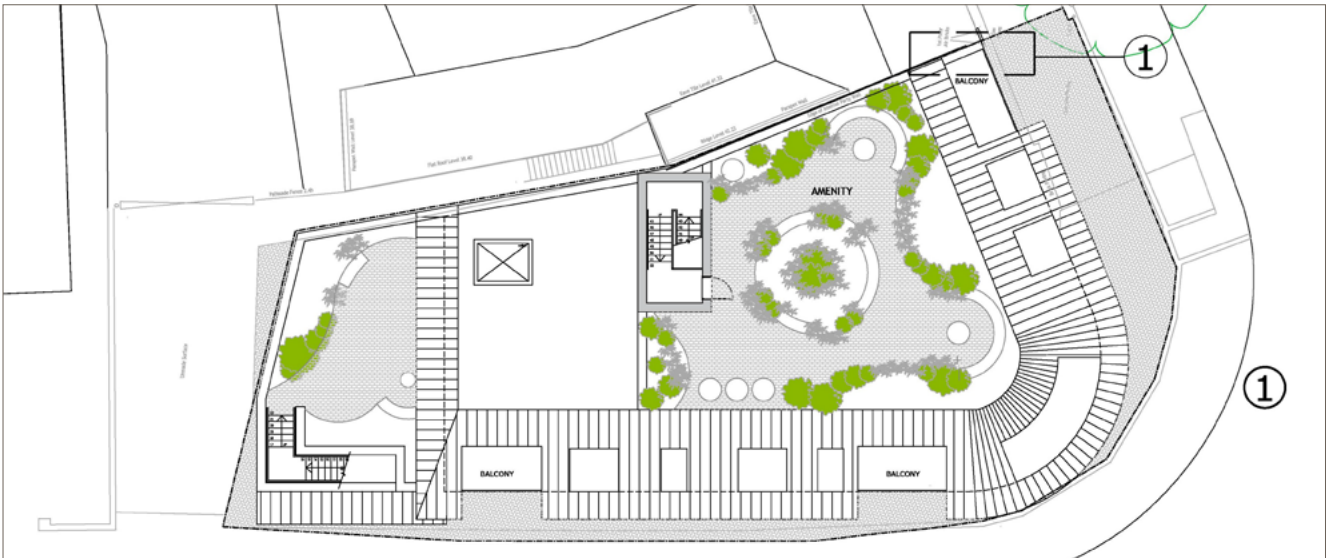
Unit	Beds	GIA (sq m)	GIA (sq ft)
1	2 Bed – 3 Person	75	807
2	2 Bed – 3 Person	85.5	920
3	2 Bed – 3 Person	98	1,055
4	2 Bed – 3 Person	75	807
5	2 Bed – 3 Person	85.5	920
6	2 Bed – 3 Person	98	1,055
Total GIA		517	5,565

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Second Floor Plan



Roof Plan



Proposed Commercial Schedule

Unit	Floor	Type	GIA (sq m)	GIA (sq ft)
1	Ground Floor	A1	96	1,033
2	Ground Floor	A1	81.2	874
3	Ground Floor	A1	82.7	890
Total GIA			259.9	2,798

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Planning Permission

[\(PI947.17\)](#): Planning permission was granted under Havering Council on the 10th July 2018 for the demolition of existing properties at 1-3 Station Road and the erection of a replacement building comprising 3no. retail units and 6no. two-bedroom flats.

[\(N0013.20\)](#): (Granted 25th March 2020) Application for non-material amendment to planning permission P1947.17 dated 10/07/2018 to allow for adjustments to floorplan layout and fenestration to accommodate more effective use of space. (Erection of replacement building comprising 3no. retail units and 6no. two bedroom flats)

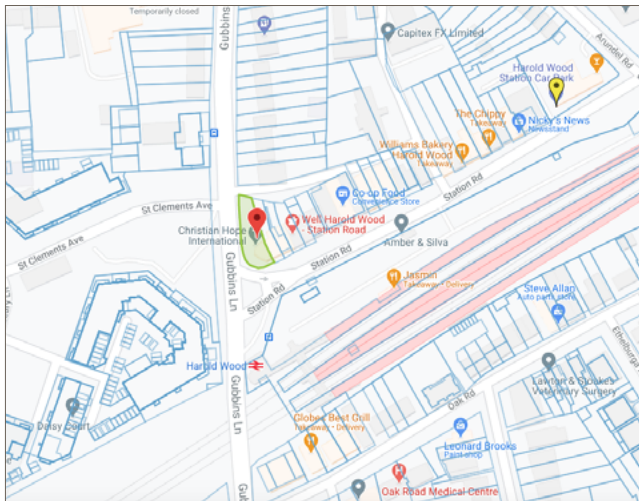
Current Works

All relevant building regulation drawings will be available, demolition and site clearance, gas/electricity services terminated, temporary builders supplies installed for electricity and water, all piling complete, ground beams underway and will be completed for the incoming buyer, the entire ground floor slab will also be casted.

Planning Conditions

Within the summary details we have attached a Dropbox link to the planning conditions tracker, in summary all of the pre-commencement conditions have been satisfied. The landscaping plan is currently in the process of being designed in order to satisfy the single pre-above ground condition.

Site plan



George Grenfell 01992 660204
george.grenfell@highfield-investments.co.uk

Services

The S106 and buildover agreement from Thames water for foul waste.

Commercial Elements

Heads of terms have been issued (but not signed) and agreed regarding two of the three retail spaces. The lease is to include one parking space per element. These have been agreed at a rate of £25psqft.

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Access

Access can initially be made from roadside; however, Highfield can also arrange access for on-site meetings.

VAT

We have been advised that VAT is applicable.

Financial Contributions

The property is liable for a CIL charge payment of £40,000.

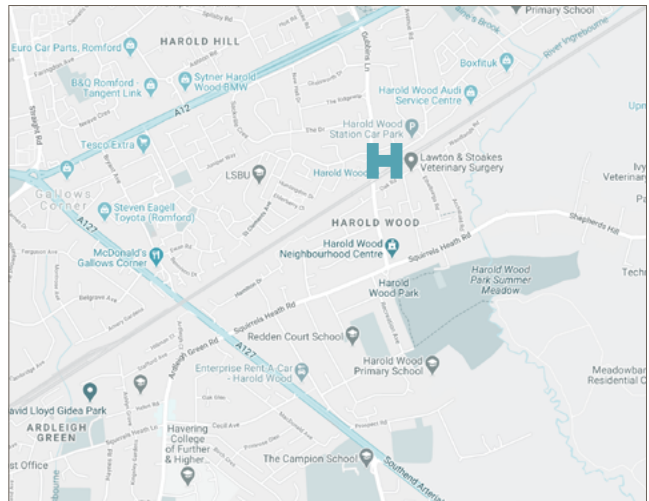
Tenure

Freehold.

Terms

We are inviting offers in excess of £1,350,000 for the freehold interest plus costings to date.

Area map



Charles Grenfell 01992 660204
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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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