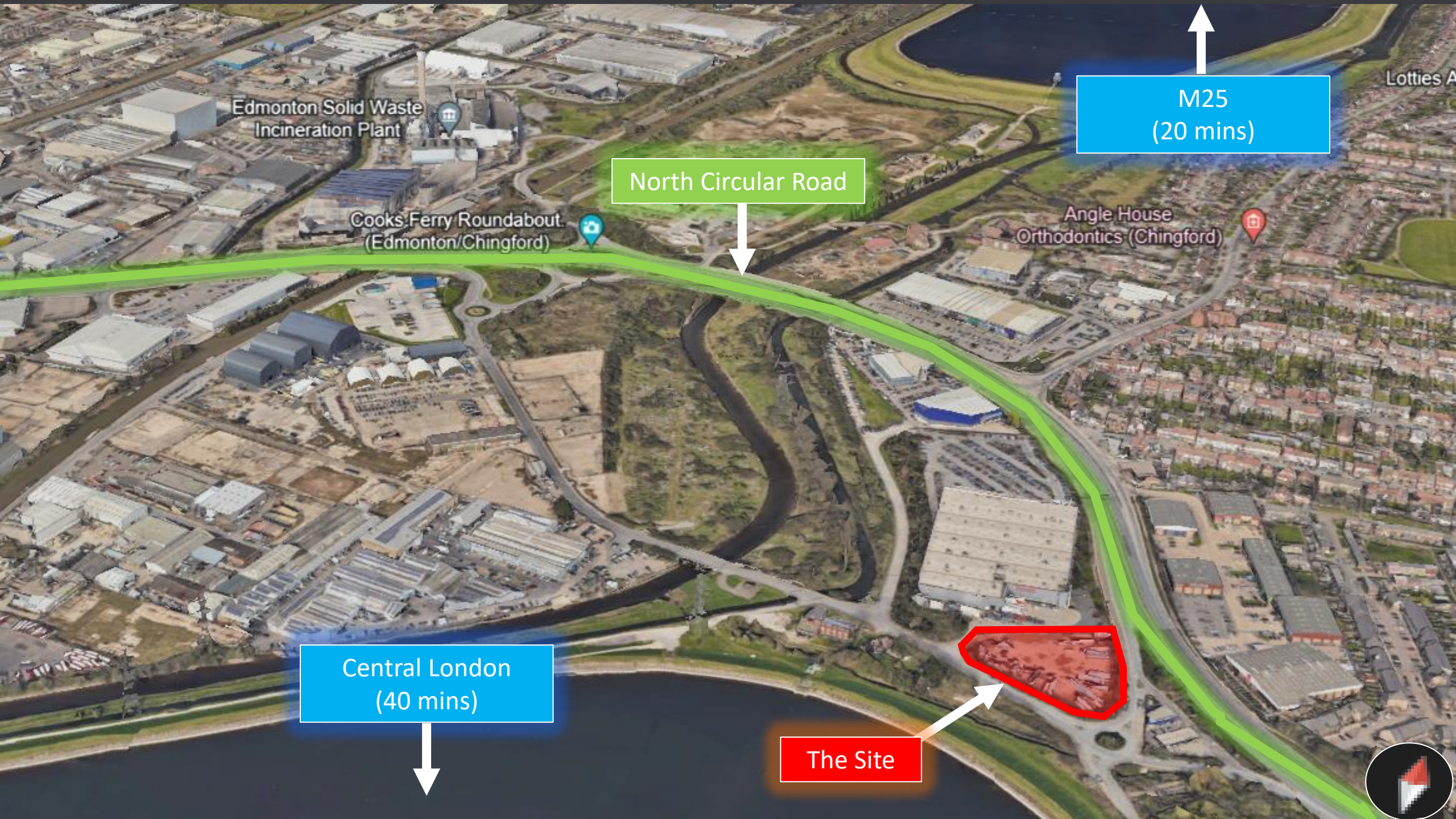


Land at Harbet Road, Chingford, E4 8QB

FOR SALE

1.4 Acre Prime North London Mixed Use Development Opportunity





Edmonton Solid Waste Incineration Plant

Cooks Ferry Roundabout (Edmonton/Chingford)

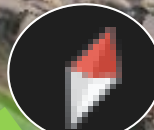
North Circular Road

M25 (20 mins)

Angle House Orthodontics (Chingford)

Central London (40 mins)

The Site



Location & Situation

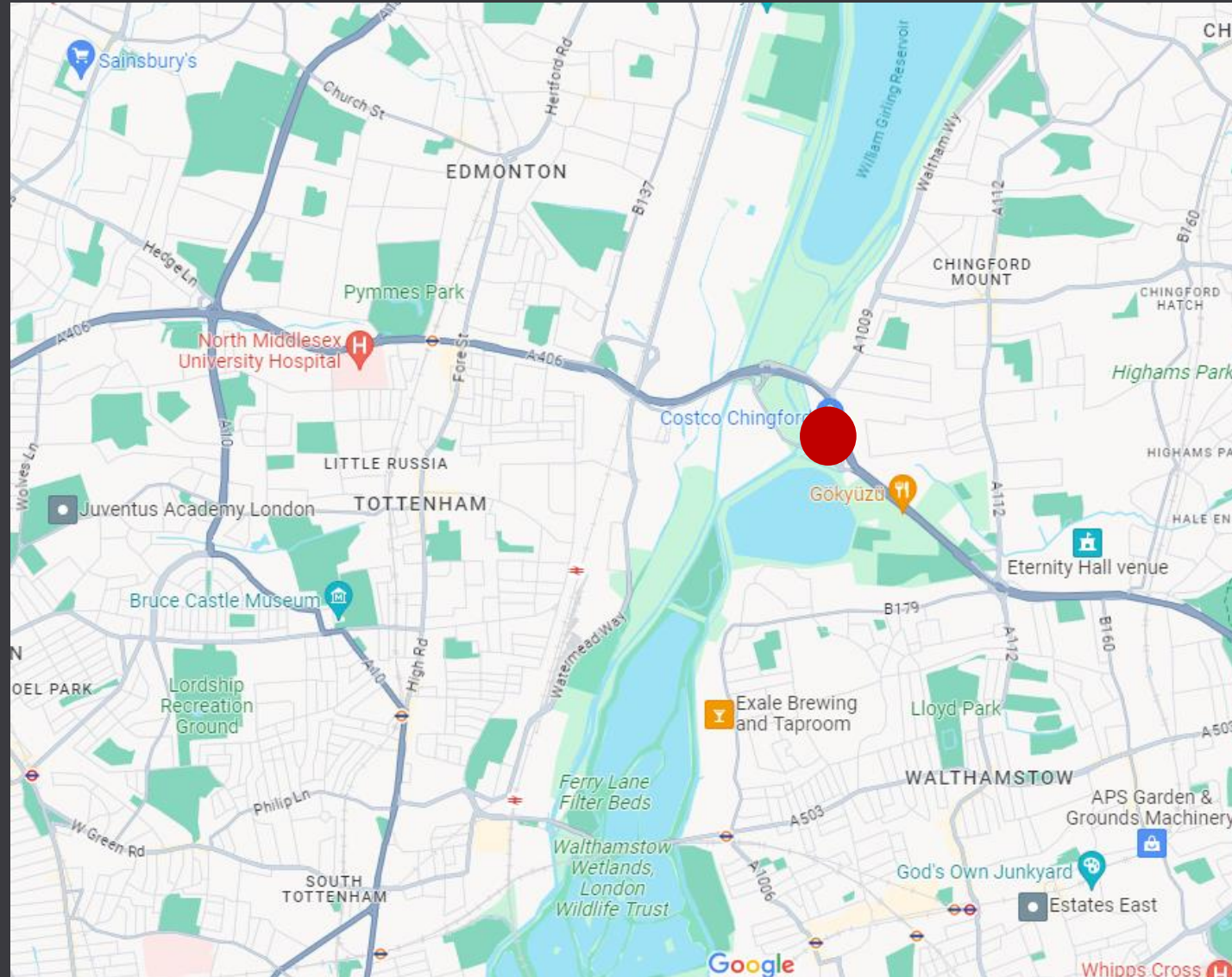


The site is exceptionally well-located directly on the North Circular Road (A406), in Chingford. Central London is located just 10.5 miles south of the site and is easily reached via the A503. Additionally, the M25 (J25) is located 7.8 miles to the north and is quickly reached via the A406 & A10.



Edmonton Green train station lies 2.5 miles to the north west via the A406 and provides a regular and speedy service into London Liverpool Street, in approximately 25 minutes.

Location	Distance (Miles)	Drive Times (Minutes)
A406	0	0
M11	5	11
M25	7.8	20
Central London	10.5	40

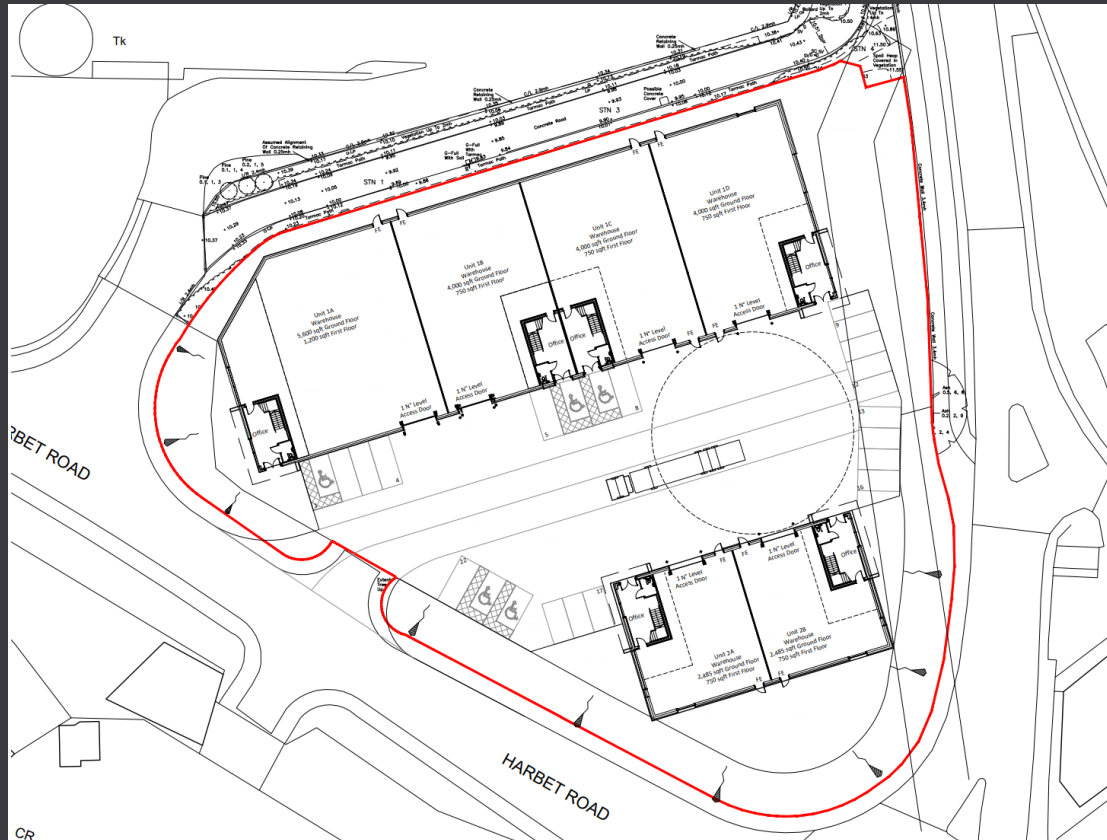


Description

The site extends to 1.4 acres and currently lies within the Green Belt. The Site has been operated successfully as a lorry park over recent years.

However, the scheme is suitable for a range of uses such as hotels, car show room or residential.

Illustrative industrial scheme, accommodating c.21,000 sq ft across 6 units





Proposal

Inviting both conditional and unconditional offers.

Contact

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – October 2023

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