

# LAND AND GARAGES ON THE SOUTH SIDE OF HALDAN ROAD

Highams Park, London, E4 9JJ



Site boundary for indicative purposes only

## Key Highlights

- Unconsented development opportunity in Highams Park, within the jurisdiction of the London Borough of Waltham Forest
- A 0.13 hectare (0.32 acres) site accessed from Haldan Road
- The site is currently occupied by 33 private garages. There is potential for redevelopment of the site for a number of uses, including residential, subject to the necessary permissions
- Located approximately 0.5 km (0.3 miles) south west of Highams Park Station providing access to the Overground. Close to the amenities of Highams Park and Hale End
- For sale freehold

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

**+44 (0) 20 7075 2860**

[savills.co.uk](http://savills.co.uk)



## Description

The site extends to approximately 0.13 hectares (0.32 acres) and is irregular in shape. The site currently comprises 33 garages located to the rear of a row of terraced houses. The site is bound to the north, east and west by the rear gardens of the properties fronting Haldan Road and Cavendish Road, and to the south by The Ching brook and the rear gardens of the properties fronting Wickham Road. Vehicular and pedestrian access to the land is taken from Haldan Road.

## Location

The site is located in Highams Park and situated on the south side of Haldan Road and Cavendish Road. Highams Park is a residential suburb of London, to the north of Walthamstow, east of Woodford Green and south of Chingford, within the London Borough of Waltham Forest. The local area is characterised by low density Victorian and 1930s terraces interspersed by public open spaces and retail frontages.

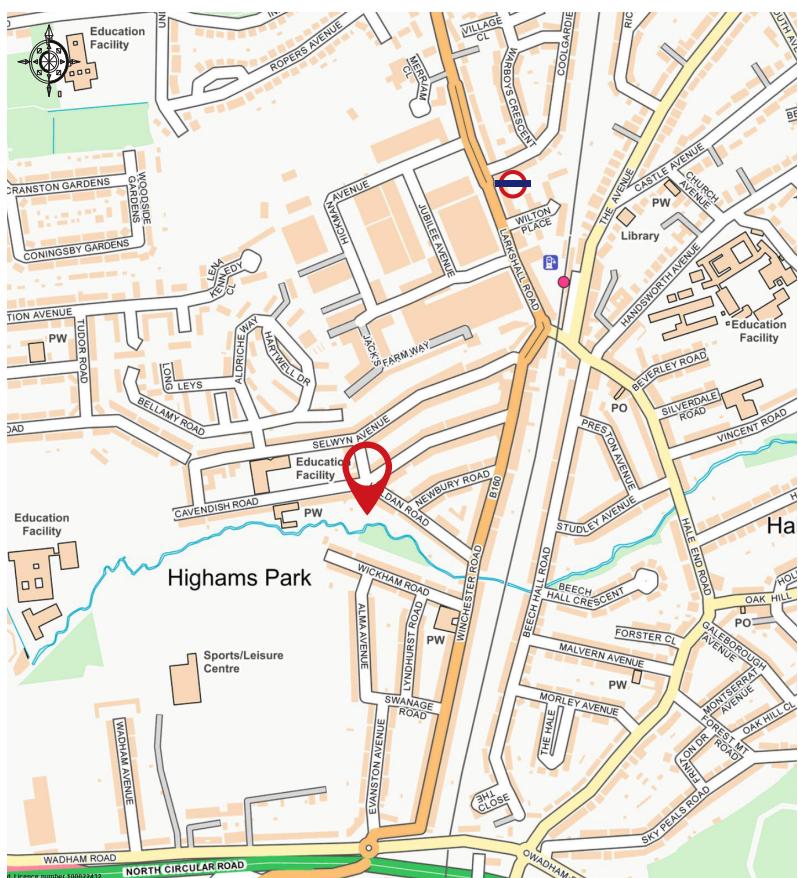
Selwyn Primary School is located on the north side of Cavendish Road, approximately 100m (330 feet) from the site. Highams Park woodlands is located approximately 1.7 km (1 mile) to the north west, Larks wood is located approximately 1.1 km (0.7 miles) to the north, and Epping Forest is located approximately 1.1 km (0.7 miles) to the east.

Haldan Road is located approximately 300 metres (0.2 miles) west of the shops and restaurants of Winchester Road and 500 metres (0.3 miles) south west from Hale End Road which operates as the commercial hub of the area and provides a variety of local services and amenities.

## Connectivity

The site is located approximately 500 metres (0.3 miles) south west of Highams Park Station providing access to the Overground with a journey time of 20 minutes to Liverpool Street Station. Highams Park Station provides direct services to Finsbury Park in 4 minutes where passengers can interchange with the Victoria and Piccadilly London Underground lines (Source TfL).

Bus services are available along Wickham Road providing services to Walthamstow and Leytonstone. In addition, the site has excellent access to the North Circular Road (A406) which in turn allows for connections to the national motorway network via the M25, M1 and M11.



## Planning

The property falls within the jurisdiction of the London Borough of Waltham Forest. There are no local or statutory listed buildings within or adjacent to the site and the site is not allocated for a specific use within LBWF's Development Plan.

The site has potential for redevelopment to various uses, including residential, subject to the necessary consents.

A full planning note has been prepared by Savills Planning, and this can be found in the data room.



## Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior).

## VAT

The property is not elected for VAT.

## Property Viewings

Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

## Further Information

A dedicated project data room has been set up and interested parties are able to register for login details at:

[www.savills.com/56haldanroad](http://www.savills.com/56haldanroad)



## Contact

### Hugh Bushell

+44 (0) 20 7075 2860  
hbushell@savills.com

### Alex Soskin

+44 (0) 20 7409 9993  
alex.soskin@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | September 2020

