



18 A-D, Hickman Avenue, Highams Park, London, E4 9JG

Existing 20,000 sq.ft Warehouse or Development Opportunity in Waltham Forest, Higham's Park

0.56-acre consented residential-led development site, or opportunity to occupy the existing 20,000 sq ft warehouse, alternative uses subject to planning.

Executive Summary

- Existing industrial buildings benefiting from a mixed-use planning consent in Higham's Park, in the London Borough of Waltham Forest
- Sale of Freehold Land Reg. Title No. AGL400820 and Leasehold Land Reg. Title AGL363667 & AGL363668
- The site extends approximately 0.56 acre (0.23 hectares). The Property comprise industrial units totalling c.20,000 sq.ft with significant asset management opportunities along with alternative uses, subject to planning
- The current planning use: light industrial use within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 now falls under Class E(g)(i)
- Planning permission granted on June 2025 (Ref: 241692). Planning consent demolition of existing building to provide a residential-led scheme providing 87 new homes, comprising a mix of one, two and three-bedroom apartments
- Opportunity to explore a new planning application for alternative commercial and residential uses
- Located within walking distance from Higham's Park Station (London Overground Weaver Line Services to and from London Liverpool St and Chingford)
- Unconditional offers invited for the freehold interest with vacant possession or option to buy the company Hickman Estates Limited (Company Reg.10333642)







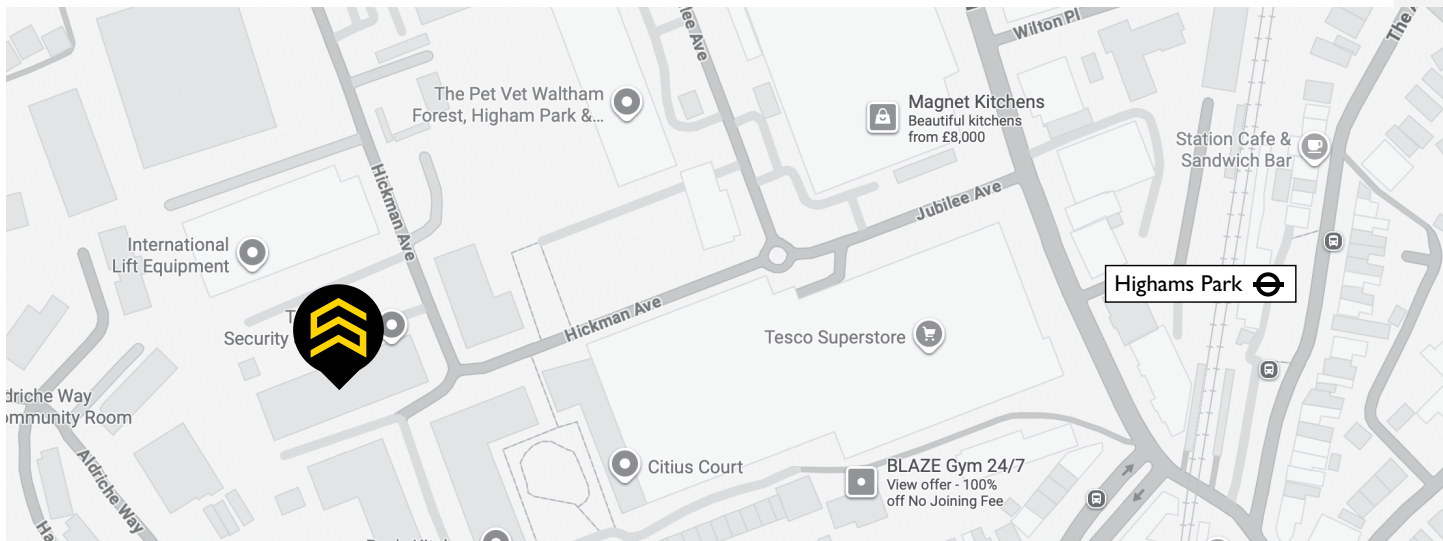
Location

Highams Park is a densely populated district within the London Borough of Waltham Forest. The site is located on the north side of Hickman Avenue, just off Larkshall Road. Both the site and the wider Highams Park area benefit from good road connectivity, being situated less than one mile from the A406 North Circular Road and with access to the A10 to the north-east via Larkshall Road.

The North Circular provides direct access to key arterial routes, including the M11 motorway, the A10 and the A12. Both the A10 and the M11 intersect with the M25 motorway. Highams Park Overground Station is located approximately 0.3 miles to the west of the site, offering regular services to and from Chingford and London Liverpool Street. These services include direct connections to Walthamstow Central Station, which is served by both the London Overground and the Victoria Line Underground service.

Adjacent to the site to the west is Tesco's Superstore, while to the east lies DNL House, 17 Hickman Avenue, which is currently used for warehousing and manufacturing by International Lift Equipment. Further east are Highams Park Industrial Estate and Circular Point Industrial Estate. On the south side of Hickman Avenue, directly opposite the site, is Highams Green, a residential development by Fairview Homes.

 Highams Park	0.3 mile	 A10	54 miles
 A406 North Circular	1 mile	 M11 Motorway	28 miles



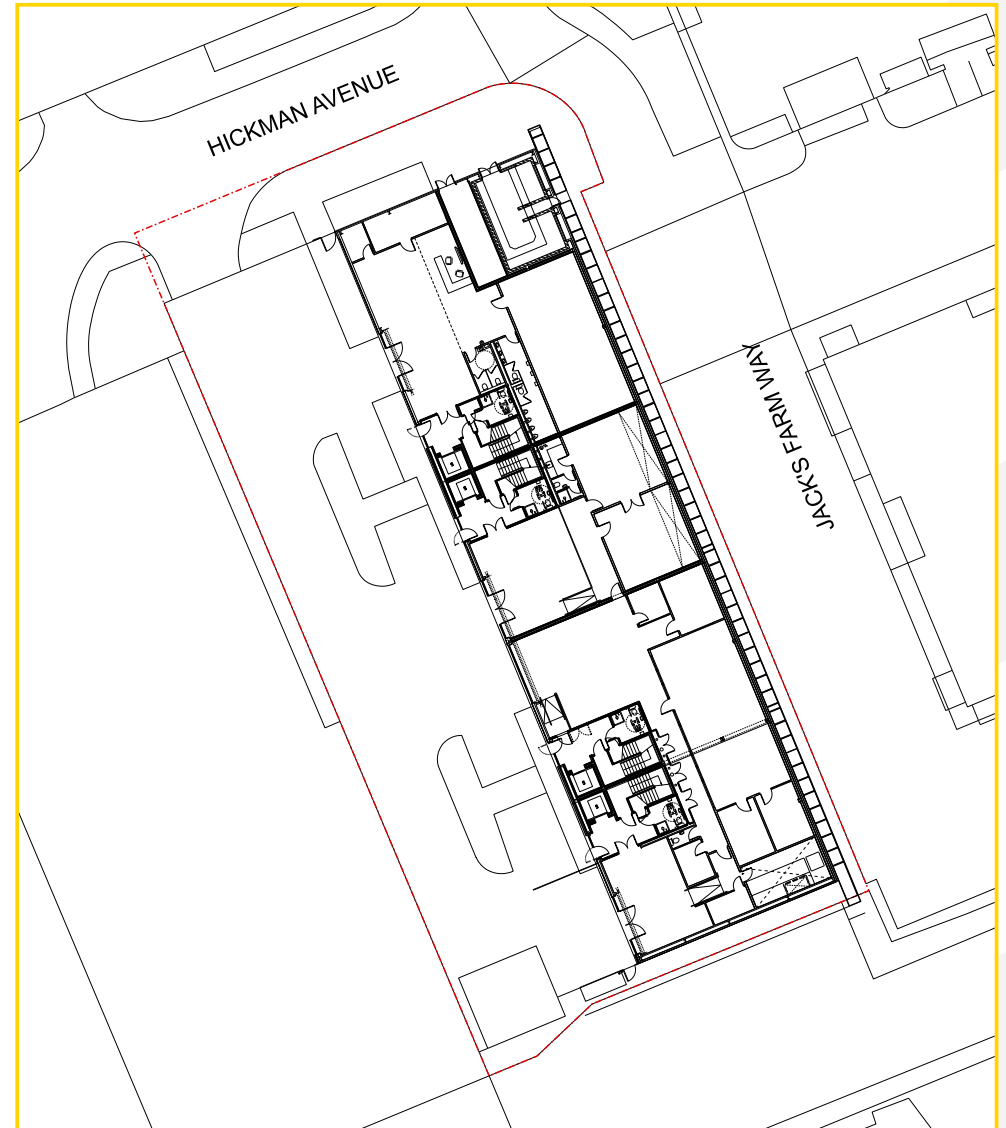
The Site

The site is rectangular in shape site is approximately 0.56 acres (0.23 hectares). It is currently consists of four modern, interlinked warehouse and office buildings, providing approximately 20,000 sq ft of accommodation arranged over ground and first floors.

The site benefits from 11 on-site car parking spaces and is fully secured by perimeter fencing with three phase electricity and gas supply. The property has been constructed and fitted out to suit the requirements of the current occupiers, incorporating a range of offices, meeting rooms and a training centre. Overall, the property is presented in good condition.

The site benefits from established planning consent for a residential-led scheme providing 87 new homes, comprising a mix of one, two and three-bedroom apartments. Planning permission was granted by the London Borough of Waltham Forest.

The site is located within a mixed-use area of Highams Park, characterised by a combination of warehouse, logistics, trade counter, self-storage, food retail and residential uses. The majority of industrial buildings within the nearby Highams Park Industrial Estate fall within a designated Borough Employment Area (BEA) and are identified as a Locally Significant Industrial Site (LSIS). The London Borough of Waltham Forest is currently considering a masterplan to guide the continued use and future development of the industrial area.

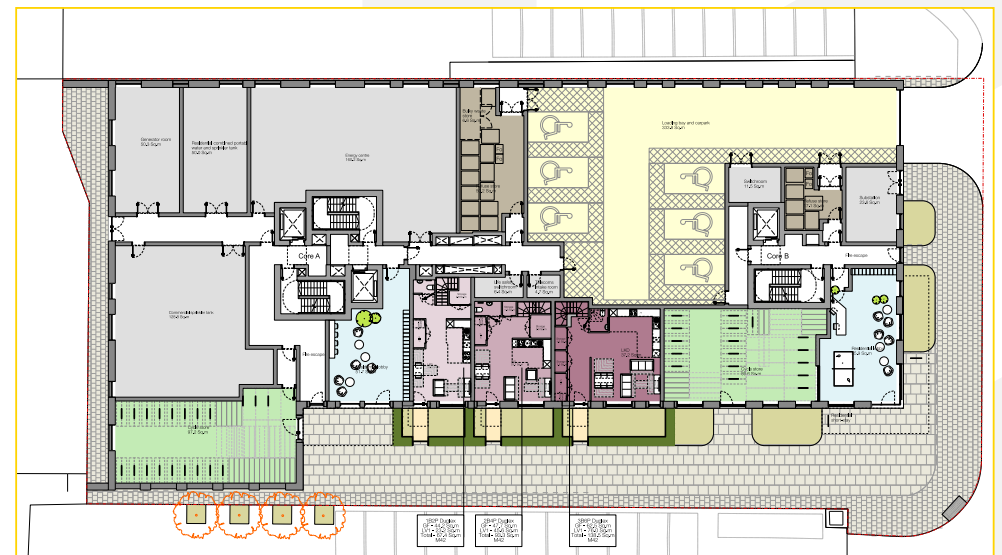
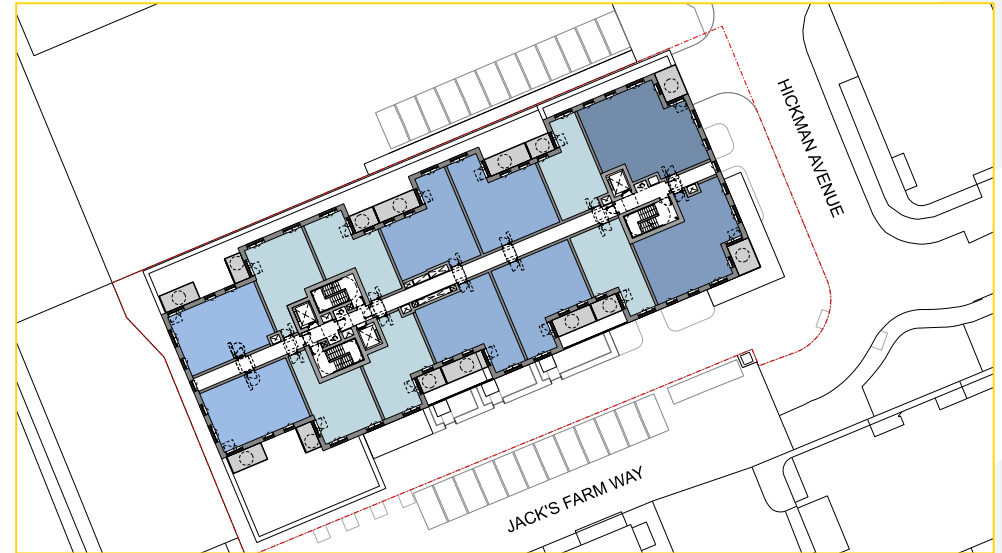


Current Planning

The current site benefits from light industrial use within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987, now falls under Class E(g)(i).

The site benefits from redevelopment of site to provide a 6-8 storey building comprising 87 self-contained flats (Use Class C3); associated roof top plant; landscaping, refuse storage and cycle parking, and associated infrastructure. Planning consent was granted in June 2025.

Amendments to originally submitted scheme include exclusion of commercial space, increase in residential units, revised internal layout, provision of vehicular parking within building, revised parking and servicing strategy. Details of the planning application can be found on London Borough of Waltham Forest website, planning application: 241692. Copy of the planning consent can be found in the dataroom.



Schedules of Areas

GEA Gross External Areas						
LEVEL	RESIDENTIAL	CYCLE-STORAGE	REFUSE-STORAGE	PLANT	VEHICLEPARKING-INDOOR	TOTAL
0	500.5	220.1	89.8	555.8	362.5	1,728.6
1	1,276.8					1,276.8
2	1,321.4					1,321.4
3	1,321.4					1,321.4
4	1,321.4					1,321.4
5	1,321.4					1,321.4
6	730.8					730.8
7	730.8					730.8
TOTAL	8,524.5	220.1	89.8	555.8	362.5	9,752.6

Schedules of Accommodation

SCHEDULE OF HOMES SPLIT BY TENURE, LEVEL AND HOME TYPE																	
LEVEL	TENURE PRIVATE					TOTAL	SHARED-OWNERSHIP			TOTAL	SOCIALRENT					TOTAL	Grand Total
	1B2P	2B3P	2B4P	3B5P	3B6P		1B2P	2B3P	2B4P		1B2P	2B3P	2B4P	3B5P	3B6P		
0																	
1										1					1	3	
2							4	2	2	8					1	14	
3	5	2	3	1	1	12	1		1	2					1	14	
4	6	2	4	1	1	14										14	
5	6	2	4	1	1	14										14	
6	4		4			8										8	
7	4		4			8										8	
Grand Total	25	6	19	3	3	56	5	2	3	10	10	2	5	2	2	21	

Opportunity

The site is well positioned within an established and evolving mixed-use location and represents an opportunity for a range of alternative uses, subject to planning. Its scale, configuration and surrounding context may lend themselves to a variety of potential redevelopment or repurposing options, including co-living and student accommodation, build-to-rent/private rental housing, retail, supermarket or showroom space, hotel use, educational facilities, leisure uses such as padel or soft play centres, healthcare provision (including spa or retreat-style operators), creative or artist workspace, manufacturing and logistics uses, or self-storage. Interested parties are advised to make their own enquiries with the local planning authority to satisfy themselves as to the suitability and deliverability of any proposed alternative use.

Price

Unconditional offers invited for the freehold interest with vacant possession or option to buy the company Hickman Estates Limited (Company Reg.10333642)

Tenure

Sale of Freehold Land Reg. Title No. AGL400820 and Leasehold Land Reg. Title AGL363667 & AGL363668

EPC Rating

B

Dataroom

<https://portal.kato.app/data-room/1039/login>

Business Rates

Rateable Value: £248,839

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13056579000>. Interested parties are advised to make their own enquiries with the local authority, London Borough of Waltham Forest

VAT

Payable on the purchase price

Viewing

Viewings to be conducted via Strettons strictly by appointment only

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STRETTONS

Contact Strettons Agency Development Land Team

Asia Pathan

Director | Agency & Development Land

07807 979 061

asia.pathan@strettons.co.uk

Piers Martin

Land Agent | Agency & Development Land

07967 776 358

piers.martin@strettons.co.uk

Ashleigh Blackwood

Property and Data Analyst | Agency & Development Land

07973 976 298

ashleigh.Blackwood@strettons.co.uk