

LARKSHALL ROAD 480 502 E4

A RESIDENTIAL-LED DEVELOPMENT
WITH PLANNING FOR 68 PRIVATE APARTMENTS
& 5,231 SQFT COMMERCIAL SPACE



HENSALL & PARTNERS
REAL ESTATE ADVISORS

INTRODUCTION

480-502 Larkshall Road is a residential-led development opportunity in Highams Park, Chingford



Zone-4



0.68 acres



Planning
for 68 private
apartments



5,231sq ft of
commercial
space (Class-E)



Existing office
buildings extending
19,967sqft (GIA)

3 68-private apartments (1st-6th floors)

38 x 1-beds, 19 x 2-beds & 10 x 3-beds

47,108 sq ft NSA



4

5,231sqft GIA of flexible commercial space (Class-E) across three-self contained units (*Ground floor*)

*Space to benefit from brand new
overground station entrance and
attractive public realm space*



OPPORTUNITY

An outstanding development opportunity in an area experiencing major regeneration.

The site occupies a prominent position on the southern end of Larkshall Road at the junction with Winchester Road and Hale End Road

Enviably located adjacent to Highams Park train station (Zone-4) providing London Overground trains in less than 1-minute walk

The existing site extends 0.68 acres (0.28ha) and currently accommodates four self-contained office buildings arranged over ground and first floors (19,967sqft GIA) with large rear car park (43-spaces)

Planning permission was granted at appeal for the demolition of the existing buildings and construction of a part 5, part 7-storey building comprising 68 apartments (all private) alongside 5,231sqft GIA of flexible commercial space

We are inviting offers for the freehold interest and guiding offers at £7,500,000



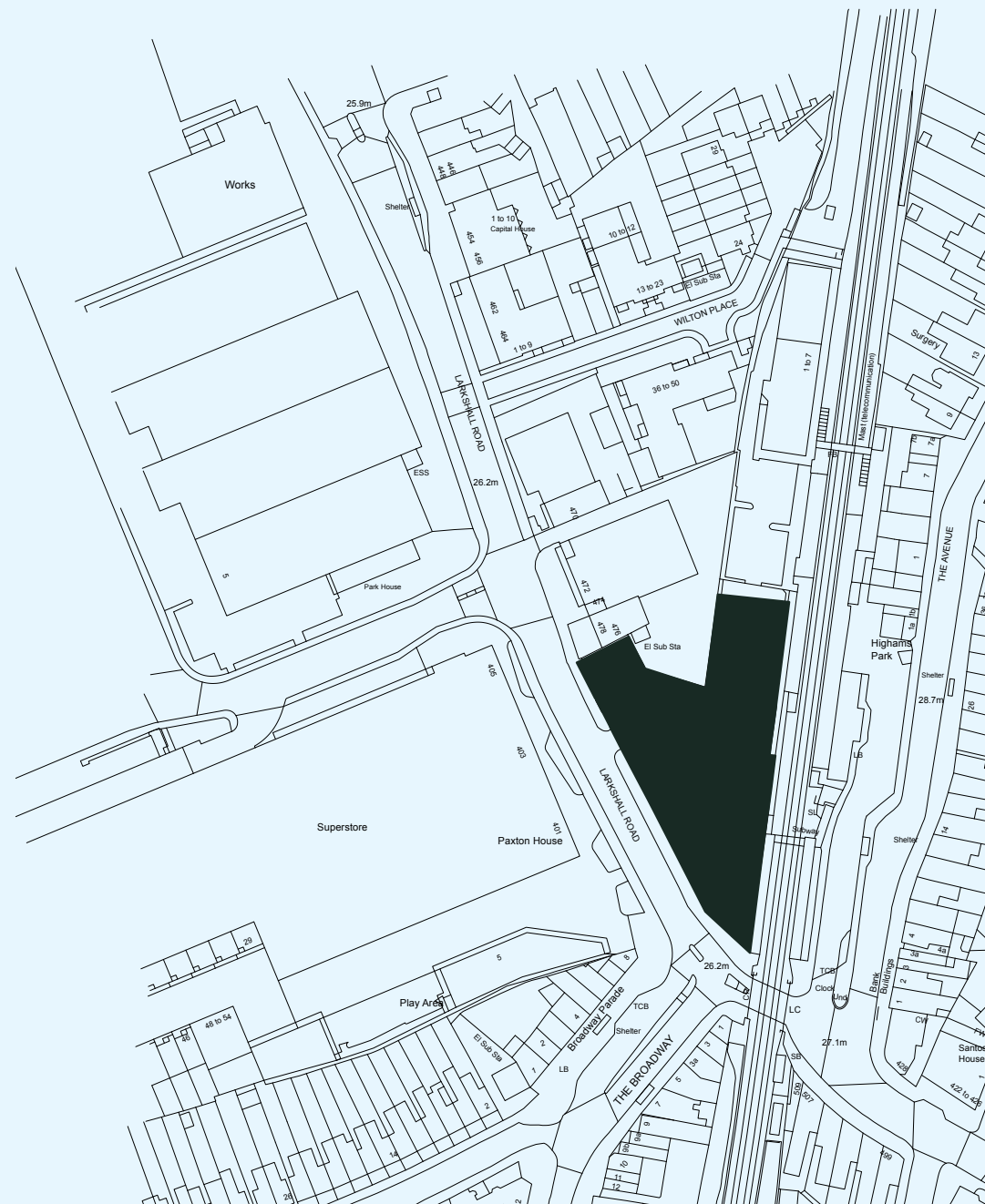
SITE & EXISTING BUILDINGS

490-510 Larkshall Road occupies a prominent position at the junction meeting Winchester & Hale End Road, amongst an exciting district of London experiencing regeneration and price growth.

Subject site extends 0.68 acres (0.28ha) and currently accommodates four self-contained office buildings (Class-E) arranged over ground and first floors (19,967sqft GIA) with a large rear car park accommodating c.43-spaces.

Existing buildings are let out a number of short term leases agreement as offices and are producing £345,000pax (£17psf), with ERV of £420,000pax (£21psf). A detailed tenancy schedule is available on request along with copies of existing lease agreements.

The surrounding area is a combination of quality mixed-use developments, commercial buildings, and light industrial units. Recent developments include Spenhill's £41million Tesco scheme (253 residential units) & Fairview New Homes scheme (82 residential units)

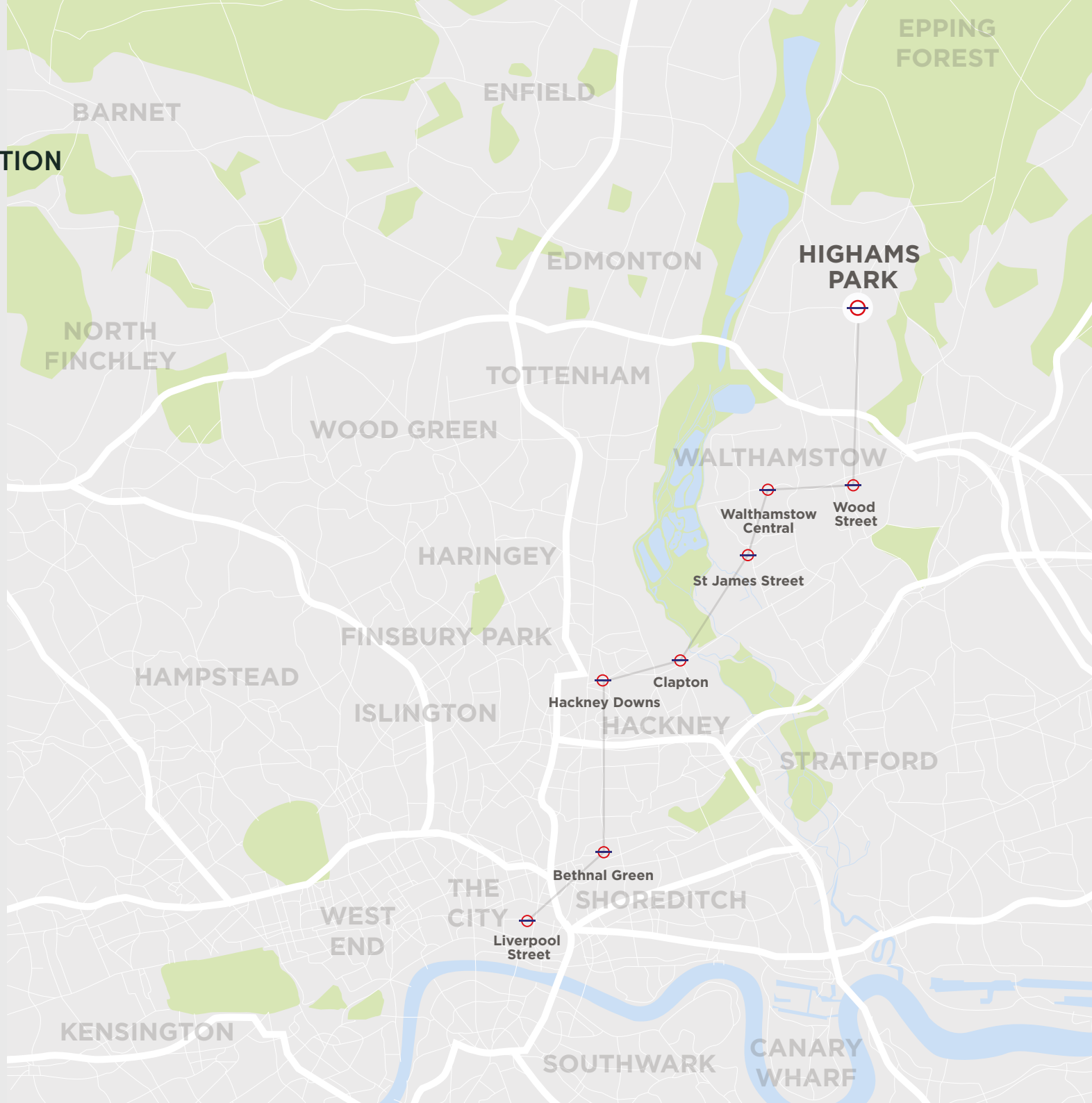


SITE & EXISTING BUILDINGS



E4

LOCATION



TRANSPORT & CONNECTIONS

Larkshall Road is located in Highams Park (Zone-4) in between Walthamstow, Tottenham, and Woodford; located in the Borough of Waltham Forest.

Prominent town centre site, with fast transport connections. This includes connectivity via numerous bus routes and Highams Park train station directly adjoining to the rear. London Overground services are available here with direct trains to London Liverpool Street in just 21-minutes.



CGI IS INDICATIVE ONLY





PLANNING

The London Borough of Waltham Forest have issued a resolution to grant planning permission at appeal.

(ref: 203040 & appeal reference APP/U5930/W/22/3304178)

Demolition of the existing buildings and erection of a five to seven storeys residential-led, mixed use development comprising 68-private residential dwellings (Use Class C3), flexible commercial spaces (Use Class E), flexible space for community facilities/non-residential institution (Use Class F1) and a new public train station entrance together with public realm improvements, landscaping, private and communal amenity spaces, children's play space, waste and refuse facilities, secure cycle storage facilities, public cycle hub (24 cycle parking spaces), accessible car parking and associated works

The associated Section 106 agreement permits all units to be delivered for private housing.

The station entrance that is to be delivered as part of the planning permission will be built in shell and core condition. The developer will have an obligation to pay £125,000 towards creating it. TFL will then be responsible for all other costs including the fit out.

A copy of the S106 is available on request.



RESIDENTIAL

1

The residential element of the scheme is housed over 1st-6th floors and will deliver 47,107 sq ft NIA.

Scheme is 100% private and comprises 68-units and will boast panoramic views out across East London.

The mix is:

38 x 1-beds

19 x 2-beds

10 x 3-beds.

All apartments will have private balconies and communal space for residents to enjoy.

- 1-beds
- 2-beds
- 3-beds



Floor plan shows standard layout of residential accommodation

COMMERCIAL

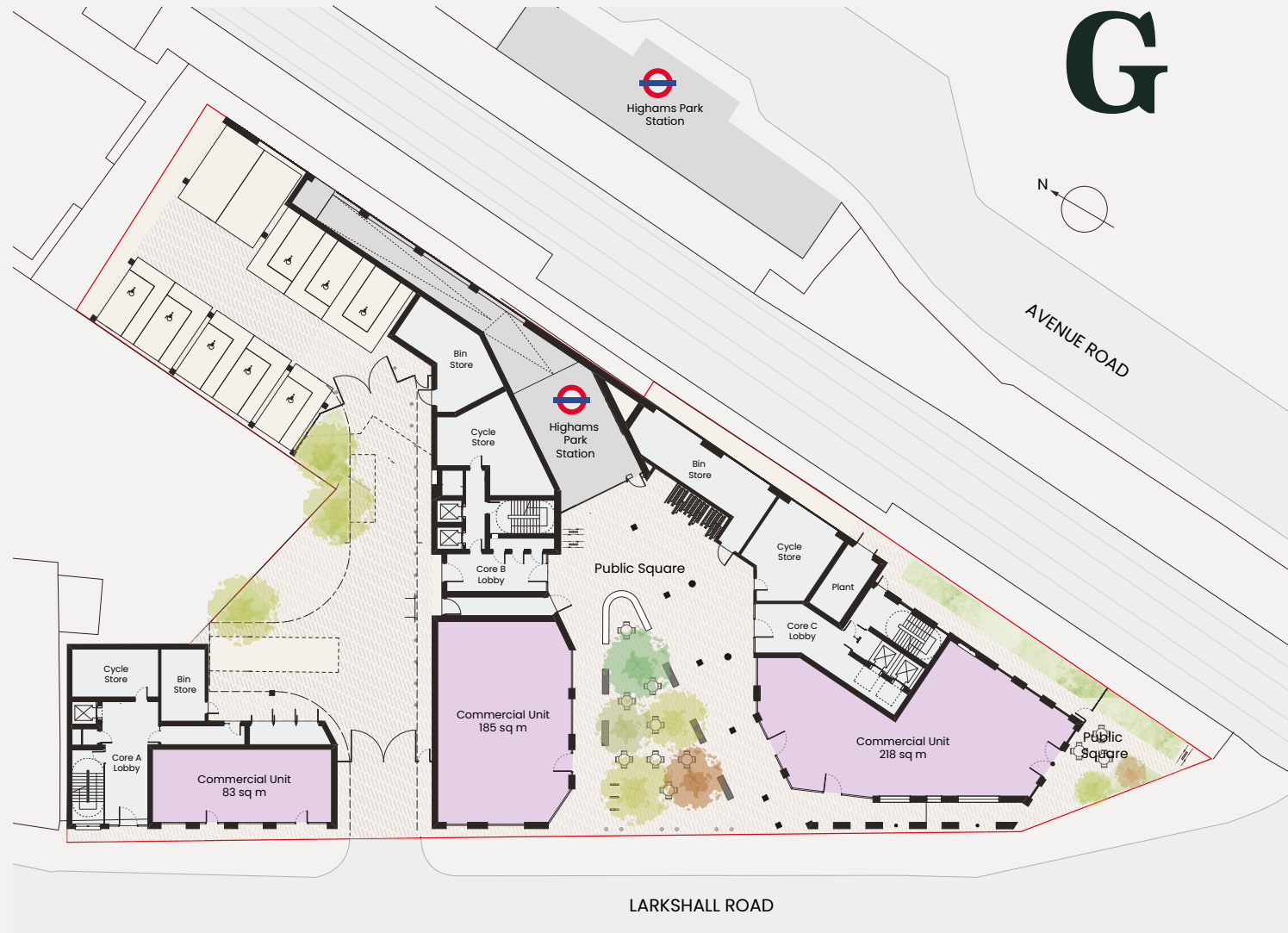
The commercial accommodation is arranged across three self-contained units, delivering a total of 5,231sqft GIA. The properties will benefit from Class-E use.

Space would be ideal for a convenience store, gym, medical, cafe and day nursery operators.

There is scope for a developer to lease the space to strong covenants and sell onward investments for a premium over simple shell and core sales.

Henshall & Partners would be pleased to devise leasing and onward sale strategies to ensure value is maximised.

The station entrance will be available for use by the developer as a 'commercial meanwhile use' and can be rented subject to TFL providing one year's notice to take over as and when they are ready to occupy.



ACCOMMODATION SCHEDULE

EXISTING COMMERCIAL AREA

B1	D1	Total
1629sqm	226sqm	1855sqm

PROPOSED COMMERCIAL AREA

Block	Station	Class-E	Class-D1	Total
A			83sqm	
B	67sqm	185sqm		
C		218sqm		
	67sqm	403sqm	83sqm	553sqm

RESIDENTIAL BLOCK A

Floor	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	Total
1	0	1 (duplex)	0	1 (duplex)	1 (duplex)	3
2	0	0	1	1	0	2
3	2	0	0	1	1	4
4	2	0	0	1	1	4
						13

RESIDENTIAL BLOCK B

Floor	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	Total
1	4	2	0	0	1	7
2	4	0	1	0	1 (duplex)	6
3	4	0	1	0	0	5
4	5	0	1	0	0	6
5	3	0	3	0	0	6
						30

RESIDENTIAL BLOCK C

Floor	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	Total
1	3	1	0	0	1	5
2	3	1	1	0	0	5
3	3	1	1	0	0	5
4	3	1	1	0	0	5
5	3	0	2	0	0	5
						25

1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	Total
39	7	12	4	6	68
57%	10%	18%	6%	9%	100%



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Title & Tenure

The site is held freehold under title number EGL154915. Site to be sold with full vacant possession.

VAT

The property is elected for VAT, however a TOGC would be applicable on the purchase resulting in no VAT being charged on the purchase price

Terms

We are inviting unconditional offers with a guide price of £7,500,000

Viewings

Should a purchaser wish to arrange an internal inspection then please contact Henshall & Partners.

Further Information

A full pack of information is available on registration of interest in the site.

[REGISTER HERE >](#)

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