

estate agency by

f y f e m c d a d e

FOR SALE

**Freehold
Development Site
with planning for a 4
bedroom townhouse
with a private terrace**

E2 7AP



A rare opportunity to acquire a freehold development site with full planning permission in the heart of Shoreditch

Description

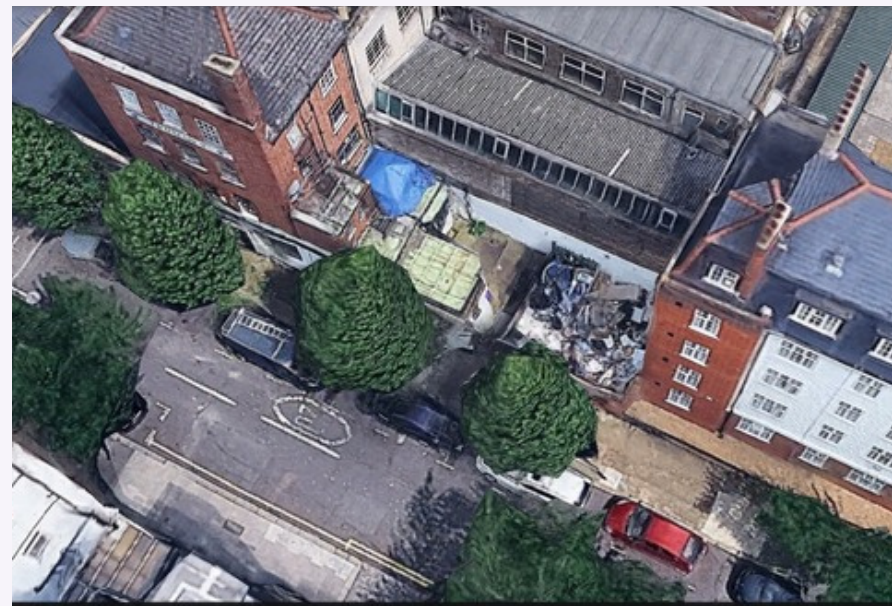
An exciting opportunity for developers and self-builders, nestled just off Hackney Road in one of East London's most vibrant and well-connected neighbourhoods. The site has full planning permission for a four-bedroom contemporary dwelling with a balcony and small courtyard.

Foundation excavation began shortly after the planning was approved thus the planning was secured in perpetuity, we have evidence of a building control site visit to confirm this.

This represents a rare chance to build a modern townhouse in a highly desirable urban location surrounded by a strong local community, thriving independent businesses, and excellent transport links.

Key Points

- Planning approved for 4 bedroom, 3 storey townhouse
- Rare opportunity
- Tucked away just off Hackney Road
- Build GIA 1,194 sq ft
- Estimated GDV: £1.1m
- CIL relief for self-builders



Aerial view



Teesdale Close



Brawn



Alcotraz London

A LIVELY AND
CHARACTERFUL
NEIGHBOURHOOD
AT THE HEART OF
EAST LONDON'S
CREATIVE SCENE.



Hackney City Farm



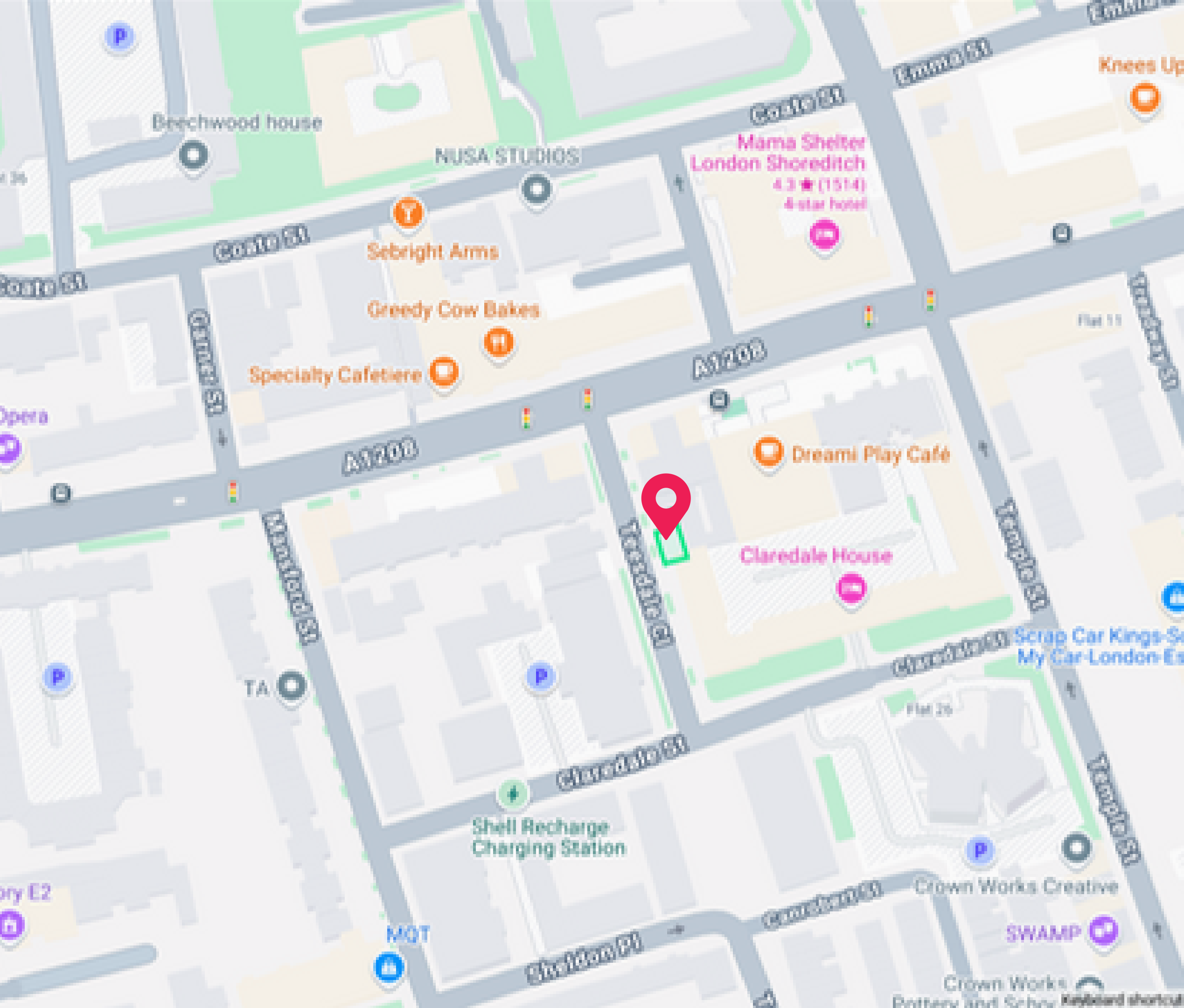
Regent's Canal



Campania



Columbia Road



Location

Durham Yard is located just off Hackney Road, in a prime East London location close to Hoxton, Shoreditch and Bethnal Green. The area is rich in history and creativity, with nearby hotspots including Columbia Road Flower Market, Broadway Market, London Fields and the many cafes, galleries and independent shops in Shoreditch.

Transport Links

  Cambridge Heath 0.3mi
London Overground
Greater Anglia mi

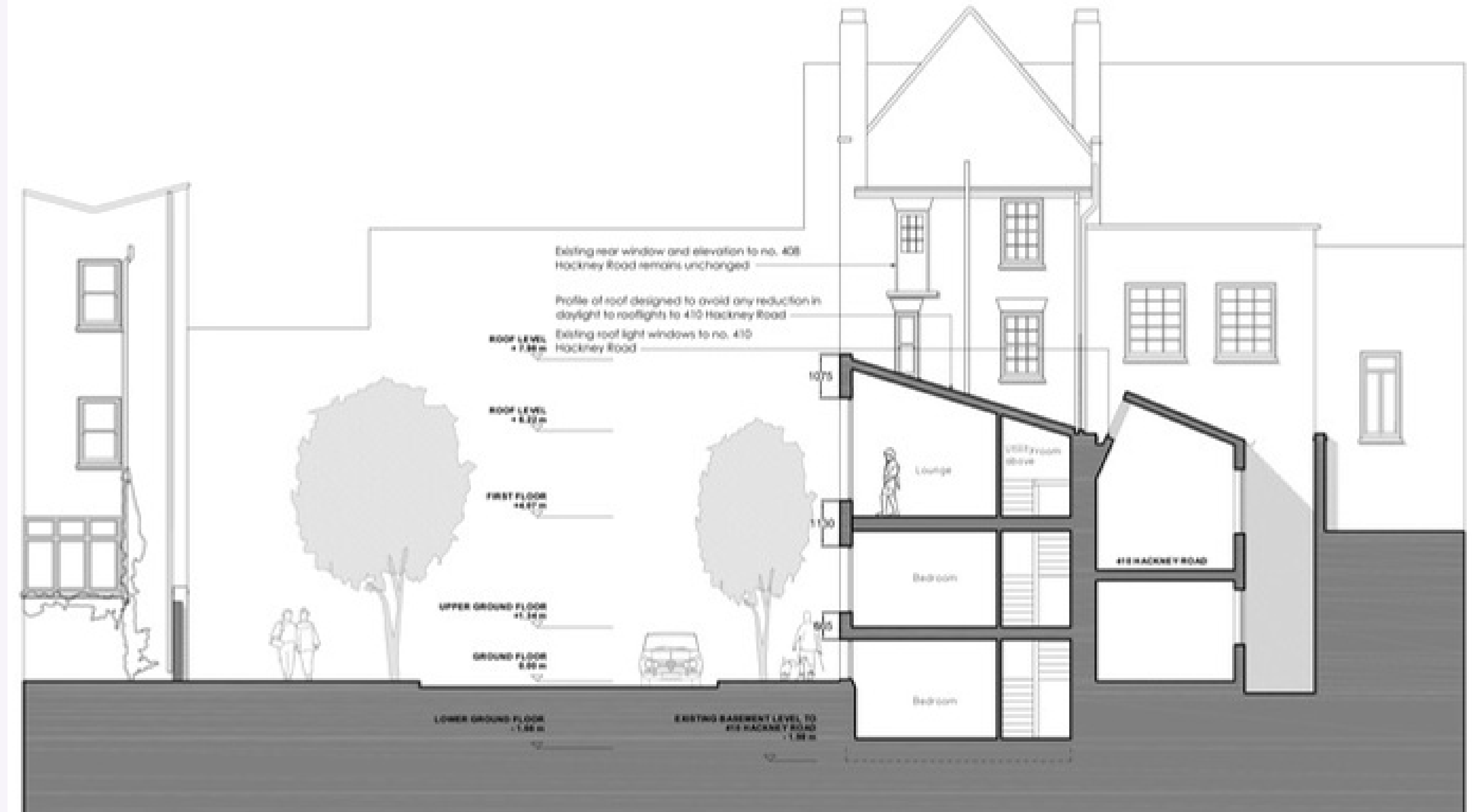
 Bethnal Green 0.5mi
London Underground

 Bethnal Green 0.7mi
London Overground
Greater Anglia

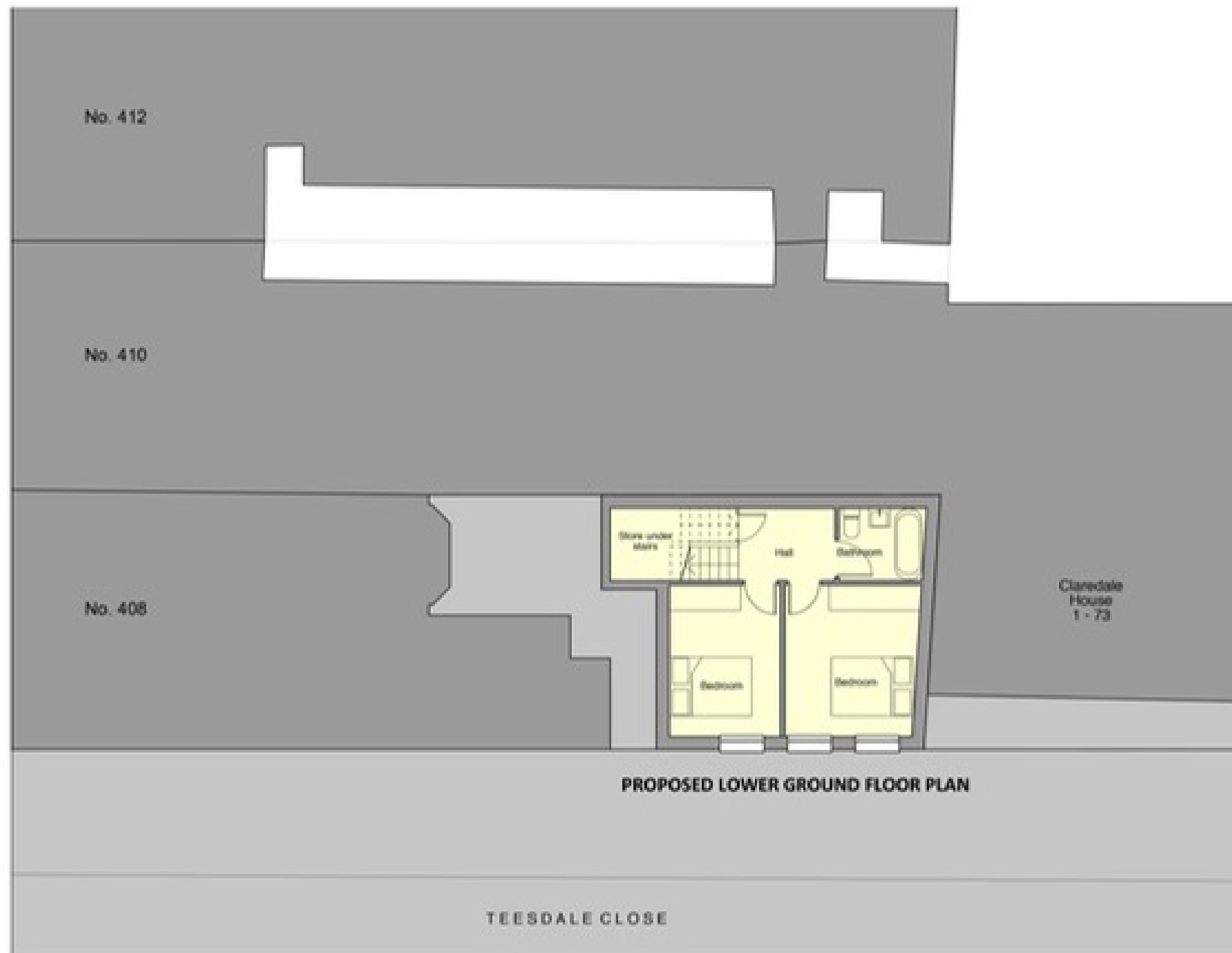
Proposed Front Elevation



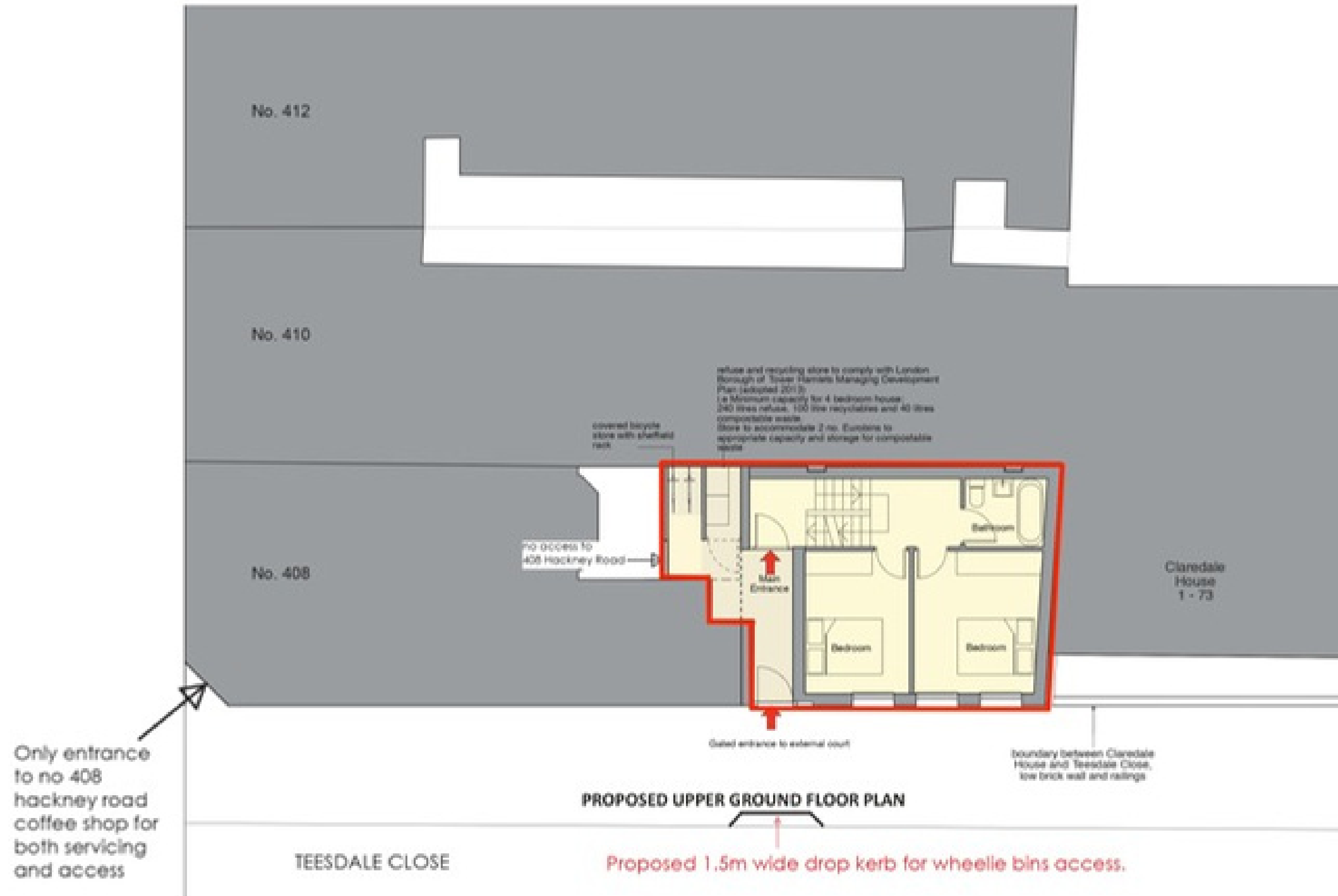
Proposed Courtyard Side Elevation



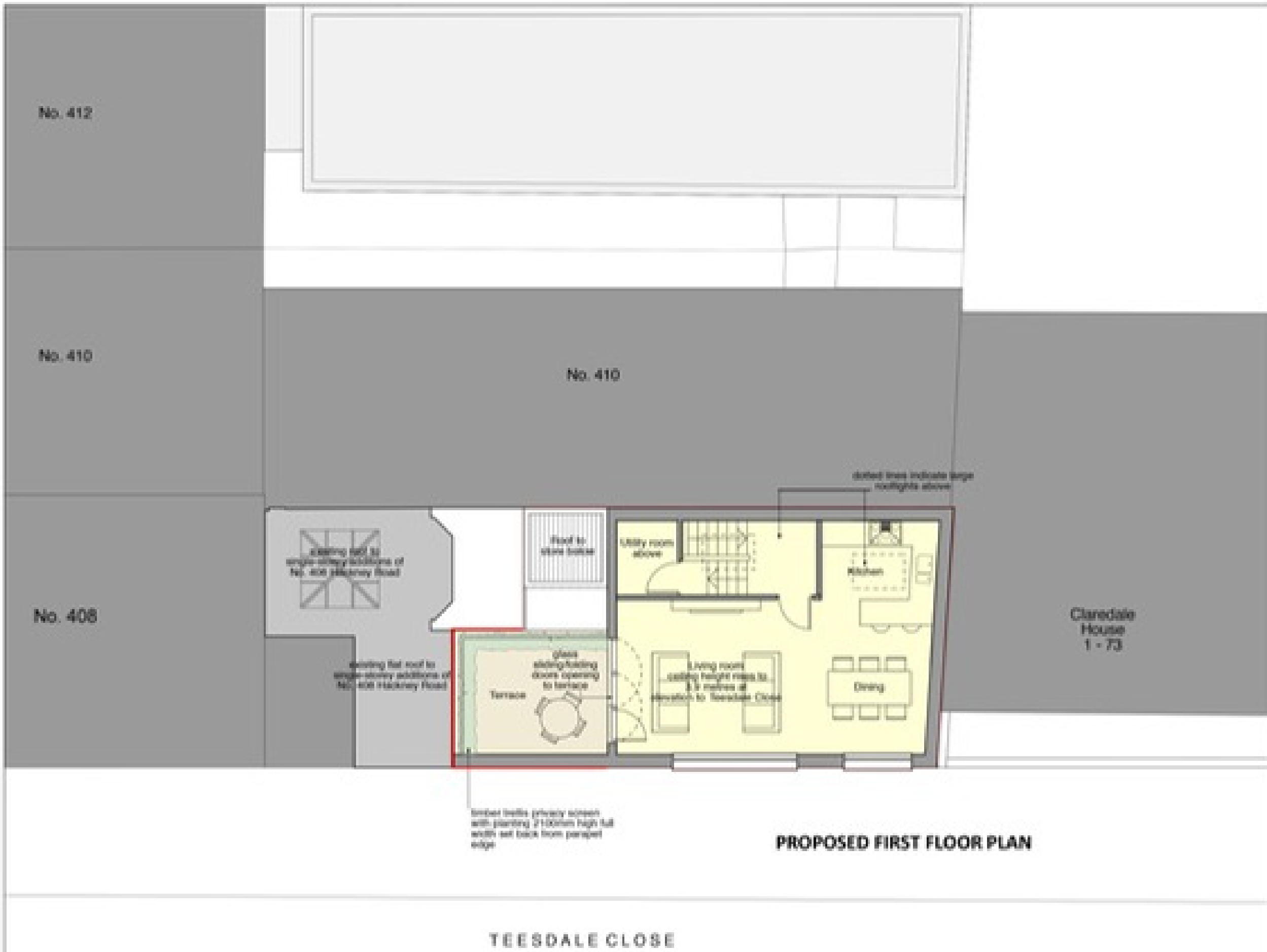
Proposed Lower Ground Floor Plan



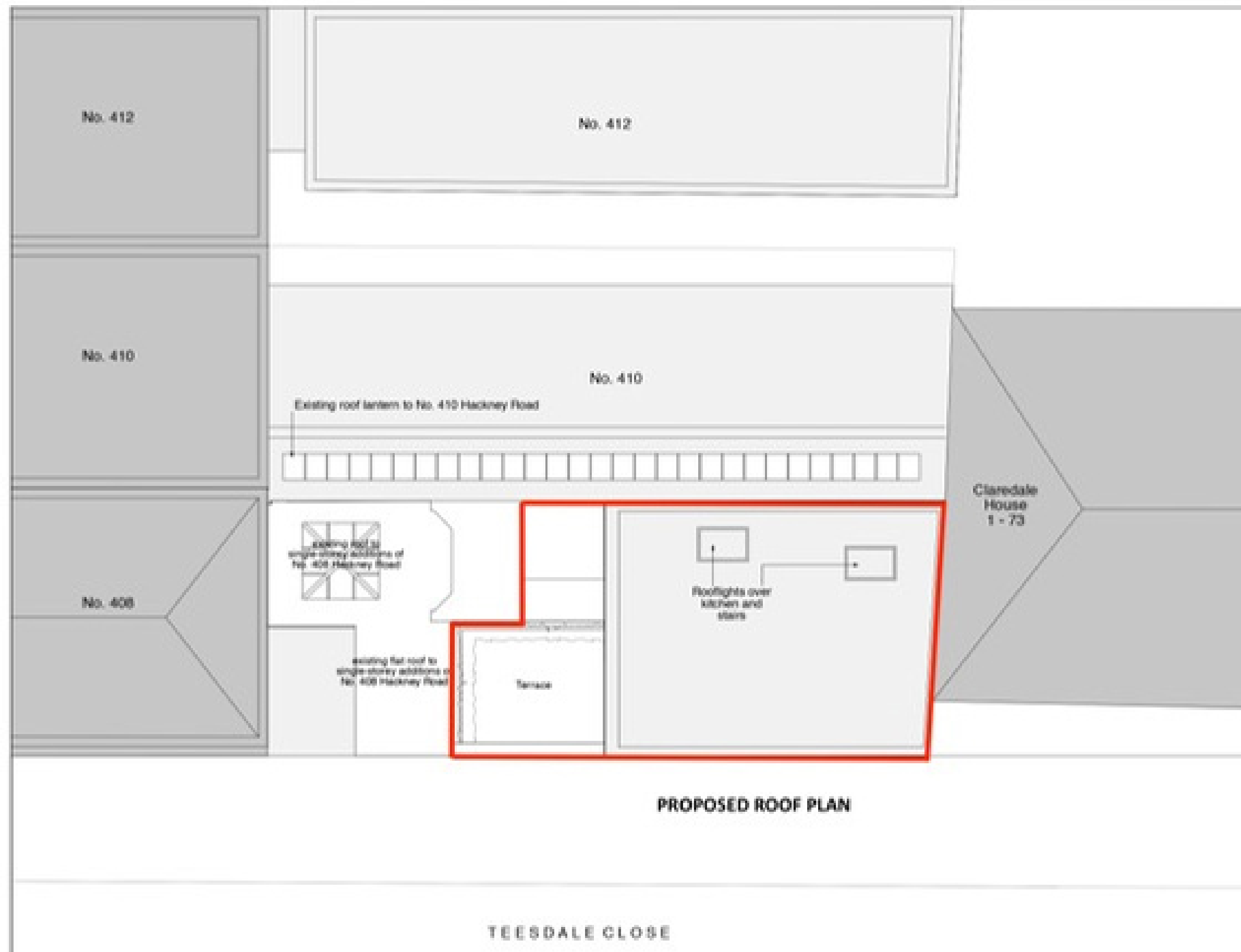
Proposed Upper Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



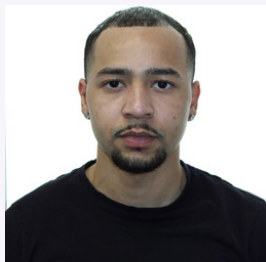
Costs & GDV

Price	OIEO £400,000
CIL	£25,431.78
Total house GIA	1,194 sq ft / 111 sq m
Estimated GDV	£1,100,000
VAT	Not Applicable

Viewings & Further Info



George Sarantis
020 7613 4044 | 073 1107 7549
George@fyfemcdade.com



Quba Medford
020 7613 4044 | 079 1288 3110
Quba@fyfemcdade.com

Viewings by appointment only.

Plans & CIL

CIL The seller has correspondence from the council quoting CIL at the price above in 2022. Buyers are encouraged to make their own enquiries to see if this has changed. 100% relief may be available for self-builders.

Plans All plans above are as per approved application.