david charles
property consultants

**FOR SALE**



# Land On The South Side Of Grange Farm Lane

Chigwell, IG7 6DR

## Rarely Available Freehold 2.2 Acre Open Storage Site In A Prominent Location In Chigwell

**95,832 sq ft**

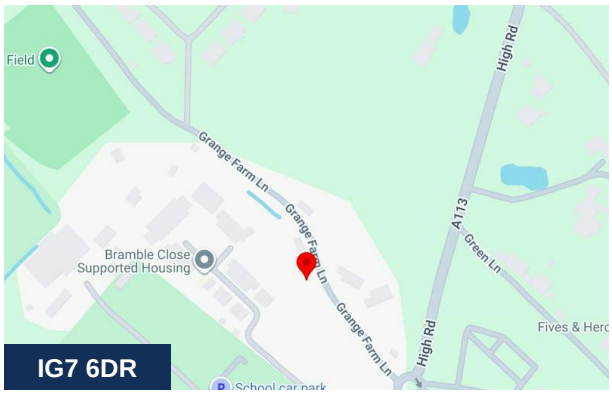
(8,903.08 sq m)

- Open Storage site at the junction of Grange farm Lane & Chigwell High Road.
- Originally used as a contractors yard for the development of Chigwell Grange.
- 24/7 access
- Capped off Water / Electric.
- Part concrete hard surfaced.
- May be suitable for development subject to planning. Existing residential consent granted in 2006.

# Land On The South Side Of Grange Farm Lane, Chigwell, IG7 6DR

## Summary

| | |
|---|---|
| **Available Size** | 95,832 sq ft |
| **Price** | £6,150,000 |
| **Business Rates** | N/A |
| **Service Charge** | N/A |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | Upon enquiry |









## Description

The site has been used for storage purposes as a building compounds to assist with the development of the Olympics in 2012 and for other building projects since. It is envisaged that the site has established B8 Storage Use since the site has been used as contractors yard / storage site for in excess of 10 years. The site benefits from being concrete hard surfaced in part with capped off electric and water supplies. The site has direct access of Grange Farm Lane suitable for HGVs. The site presents an excellent opportunity for a storage yard with excellent connectivity and possibly future development potential subject to planning.

## Location

The site is located to the north-east of the center of Chigwell, immediately adjacent to the roundabout at the junction of Grange Farm Lane with Chigwell High Road. The Site is bounded to the south by Bramble Close and to the north by Grange Farm Lane.

Chigwell High Road leads directly to the M11 motorway to the south and M25 motorway to the north. Central London is 19 miles from the site, Tilbury 27 miles and Heathrow 47 miles. Chigwell is an affluent town situated within Essex falling under Epping Forest Council. Chigwell Underground Station is 1.0 mile away which is served by the Central Line.

## Terms

Freehold

The unencumbered freehold interest in the site is available for a price in the region of £6,150,000 subject to contract.

## Planning

The site has established B8 use having being used as contractors yard for the storage of plant / building materials for in excess of 10 years. The vendor / landlord is happy to obtain a Certificate of Lawfulness reconfirming this use as part of any transaction if required.

The site has been subject to a number of residential applications over the years. Most recently a planning application was submitted to provide 14 dwellings comprising 10×2 bed flats and 4×5 bed houses sighted on the wider south-eastern, roundabout end of the site. This was rejected. Planning permission was granted for three dwellings on the land under separate applications in 2006, following an earlier consent for 2 dwellings granted in 2002. Lawful development certificates were granted in 2012 confirming that the three dwellings had been lawfully commenced.

## Video

- Marketing Video - https://vimeo.com/1096528891?share=copy#t=0

## Viewing & Further Information



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for the new room













