



SITE WITH PLANNING FOR 8 HOUSES

SITUATION

Located in this popular residential area only a few hundred yards from Bounds Green Underground Station (Piccadilly Line) and Bowes Park (Main Line Station) close to Alexandra Park and the many shops of Wood Green.

PROPERTY

A **Large Irregular Shaped Site of Approximately 0.87 Acres (3,527 sq metres)** to the rear of Corbett Grove with **Planning for 8 x 3 Bedroom Houses** (See House Types). The site currently includes **2 Advertising Hoardings (see Note)** fronting Bounds Green Road and road access is via Imperial Road.

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION (See Note 1)

Development Opportunity

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

PLANNING

Planning Permission was granted on the 22nd November 2012 by the London Borough of Haringey (**Planning ref HGY/2012/0214**) for the 'Erection of 8 x two storey dwellings, comprising of four different house types with a mixture of detached, link detached and semi-detached properties'. There is a Section 106 payment of £66,048.

Planning Permission and Plans available from the Auctioneers.

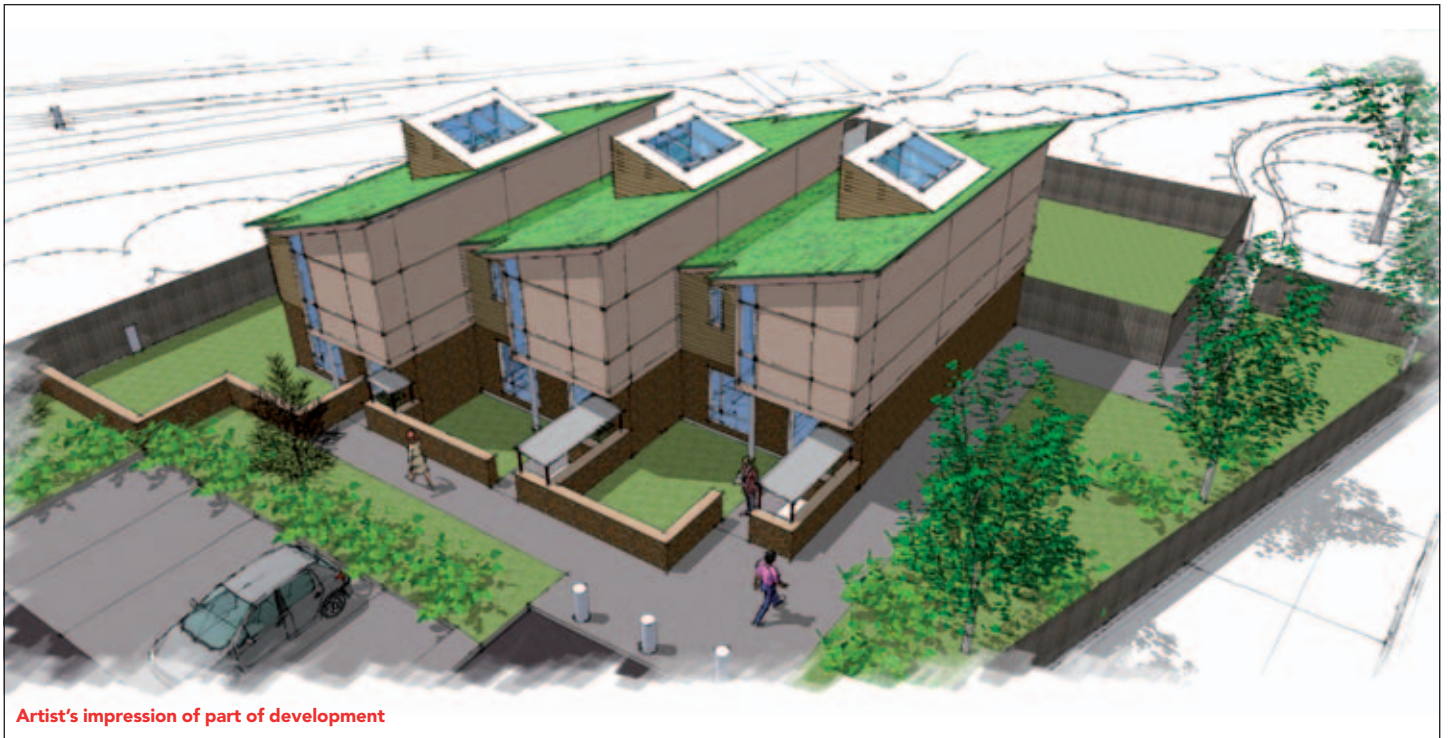
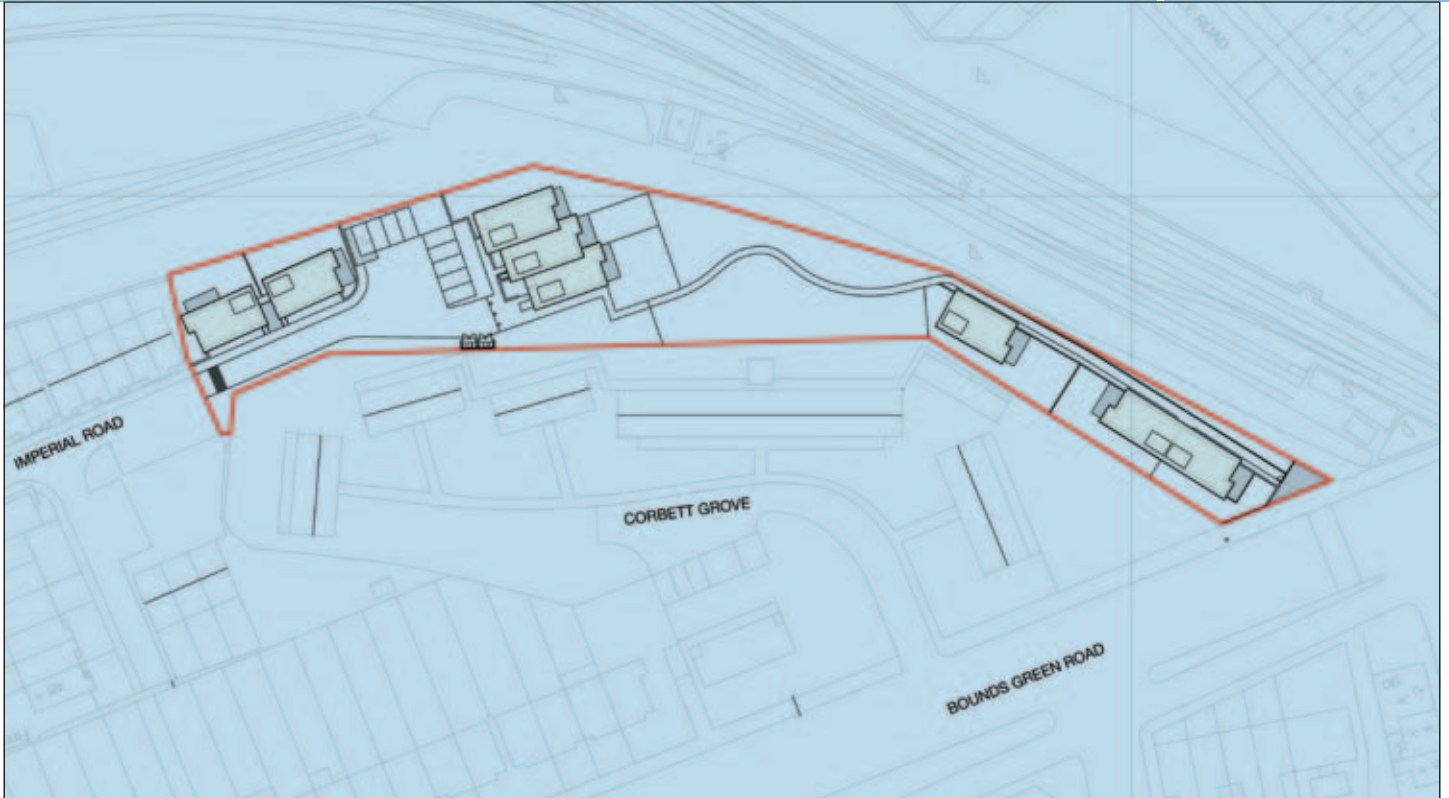
House Types:

Type A: Semi-Detached	Approx. 1,184 sq ft
Type B: Semi-Detached	Approx. 1,216 sq ft
Type C: Linked	Approx. 1,184 sq ft
Type D: Detached	Approx. 1,184 sq ft

All Houses to have the following Accommodation:
Ground Floor: Kitchen/Dining, Living, Utility, WC.
First Floor: 3 Bedrooms (1 En-Suite), Bathroom/WC

Note 1: The site includes 2 Advertising Hoardings which front Bounds Green Road – one is vacant and one is let to Clear Channel UK Limited at £1,800 p.a. on a 5 year licence dated 23rd August 2013. In the event the property is required for redevelopment, the licence can be terminated on 30 days notice after its 1st anniversary.

Note 2: The Site will not be fully utilised by the current scheme, therefore, there may be potential for further development, subject to obtaining the necessary consents.



Artist's impression of part of development

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts