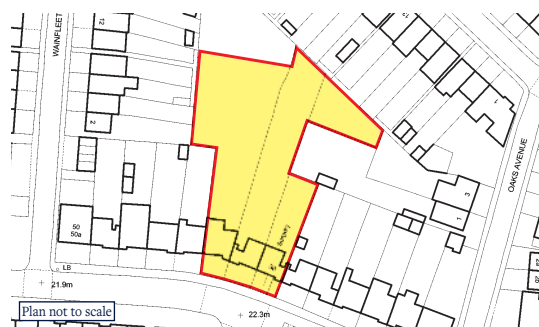


**LOT
53**

36, 38 and 40 Collier Row Lane Romford, Essex RM5 3BJ

In the Same Ownership for Approximately 19 Years



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H.M. Stationery Office.

A pair of semi-detached buildings (D1 Use), previously used as a doctors surgery, with planning for change of use, with an additional three bedroom semi-detached house, located on a site of approximately 25,592 sq ft (0.58 acres) with planning permission for 4 x three bedroom dwellings and 1 x four bedroom detached dwelling, well located close to shopping and recreational amenities of the centre of Romford. **Vacant.**

Tenure

Freehold.

Location

- Located near to the junction of Collier Row Lane and Rosedale Road
- A range of shopping facilities can be found nearby and to a further extent in the centre of Romford
- Recreational amenities of Raphael Park and Lawns Park are both easily accessible



Romford

Description

- A pair of semi-detached buildings previously used as a doctors surgery (D1 Use) with an additional semi-detached house
- Each property benefits from a garage
- Each property benefits from off-street parking
- Large site to the rear

Accommodation

- (36) Ground Floor – Entrance Hall, Three Rooms
First Floor – Three Rooms, Kitchen
- (38) Ground Floor – Entrance Hall, Two Rooms, WC
First Floor – Three Rooms, Bathroom/WC
- (40) Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom/WC

Total Site Area approximately 25,592 sq ft (0.58 acres)

Planning

Permission (App No: P1820.18) was granted by the London Borough of Havering on 9th May 2019 for 'Proposed change of use from doctors surgery (D1) to 2 residential dwellings (C3)'.

Proposed Accommodation:

- (36) Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom/WC
- (38) Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Bathroom/WC

Permission (Appeal ref APP/B5480/W/18/319499) was granted on 15th January 2019 for "proposed residential development to the rear of 36, 38 & 40 Collier Row Lane, Romford, Essex, RM5 3BJ including the demolition of the existing garages to Nos 38 and 40 at 36 Collier Row Lane, Romford, RM5 3BJ in accordance with the terms of the application Ref PO433.17 dated 16th March 2017, subject to the conditions set out in the schedule to this decision letter".

The development will provide 4 x three bedroom semi-detached houses (each approximately 968 sq ft) and 1 x four bedroom detached house (approximately 1,216 sq ft).

Eight Week Completion

Viewing

Please refer to our website savills.co.uk/auctions