

HENDERSON SPORTS CLUB, KENILWORTH AVENUE

Harold Wood, Romford, RM3 9NE



Site boundary for indicative purposes only

Key Highlights

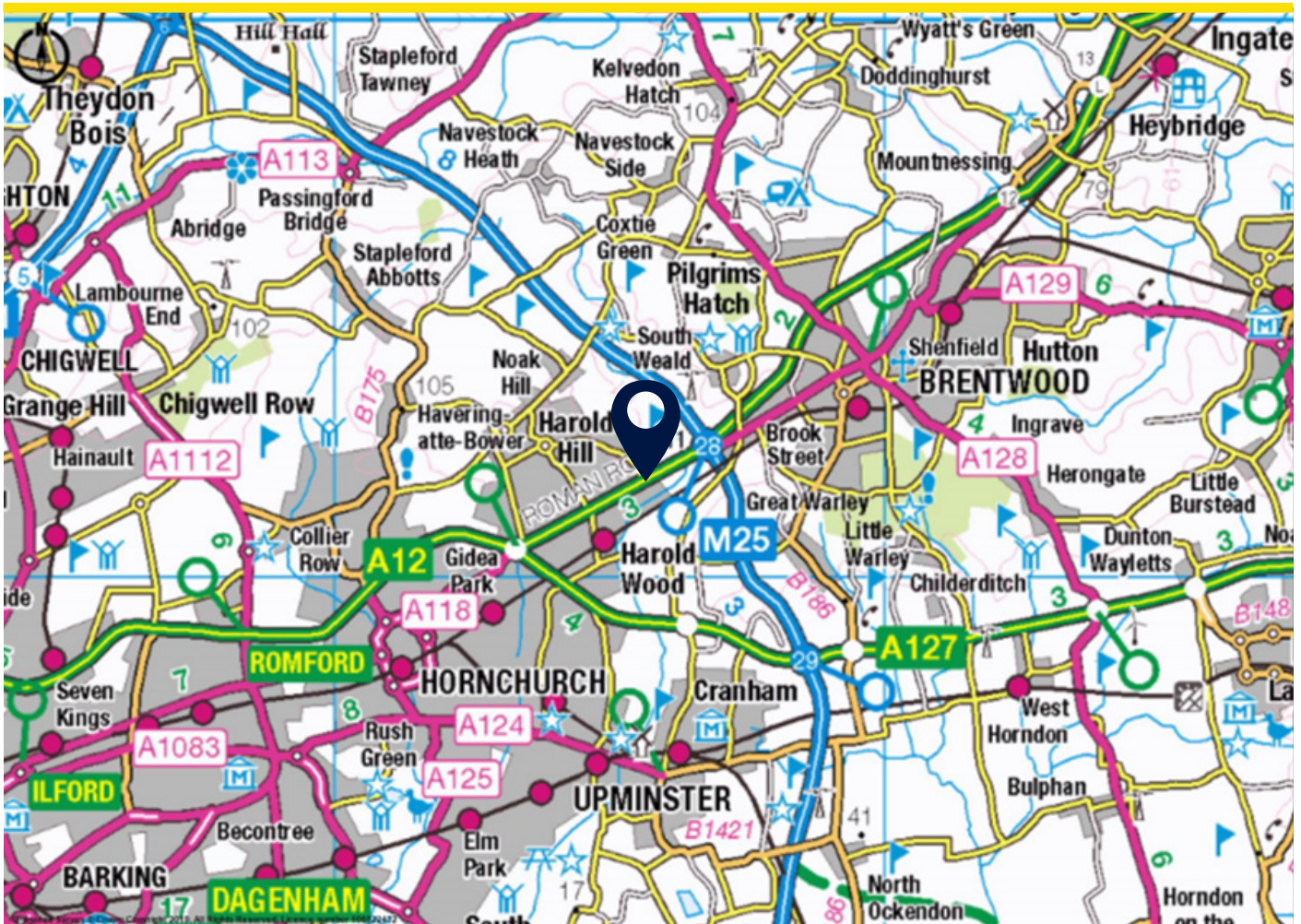
- Tenanted Sports and Social Club with associated open space.
- Total Site area of approximately 9.48 acres (3.8 Hectares).
- Of interest to investors, sports club investors or long term strategic purchasers.
- Greenbelt designation.
- Guide Price £500,000.
- Freehold Sale.
- Unconditional offers only.

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Parkview House
Victoria Road South CM1 1BT

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Location

The Site is located on the eastern periphery of Harold Wood, a town of approximately 12,650 residents in the London Borough of Havering. Harold Wood has all the local services expected in a regional town such as supermarkets, restaurants, bars and local businesses. There are many schools in the area.

The A12 is approximately 300 metres to the south of the Site and the M25 can be accessed at Junction 28, approximately 1 mile to the east of the Site.

Other nearby towns include Brentwood 3.3 miles to the north east and Romford 4.1 miles to the south west.

Harold Wood train station is approximately 1 mile to the south west of the Site.

Site Description

The Site extends to approximately 9.48 acres and comprises a sports and social club with associated open space. There is a dense woodland, known as Duck Wood, to the north of the Site, Maylands Golf Club to the east of the Site and residential development to the south and west of the Site.

Planning

The Site is not subject to any planning applications.

The Site is designated as Green Belt and is also designated as 'Parks, Open Space, Playing Fields and Allotments'.

The wooded area to the north is designated as a Local Nature Reserve known as 'The Manor'.

The Site is also designated on the Policy Proposals Map as a 'Borough Site of Nature Conservation Importance' under policy DC58.

Approximate distances from Harold Wood

Brentwood	3.3 miles (5.3 km)
Basildon	14.7 miles (23.7 km)
Chelmsford	14.7 miles (23.7 km)
London City Airport	22.2 miles (35.7 km)
Stansted Airport	25.7 miles (41.4 km)
Central London	28.3 miles (46.3 km)

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Existing Wayleaves, Easements and Rights of Way

The Site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The Site is being marketed by informal tender with unconditional offers to be submitted on the 9th July at 12 noon.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

Expressions of interest should be sent to the agents, for the attention of Thomas Higgins, Savills, Parkview House, Victoria Road South, Chelmsford Essex CM1 1NG or by email to thomas.higgins@savills.com.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Tenure and Possession

The Site is available for sale on a freehold basis.

The property is currently subject to a lease with a tenancy holding over, on quarterly rental terms.

Further details are available on application.

Access

Vehicular access to the Site is via Kenilworth Avenue on the southern boundary.

Further access is also provided via Woodstock Avenue.

VAT

Awaiting confirmation on VAT.

Viewing

Viewing should be arranged by prior appointment with Savills.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the Site. Viewers visit the Site at their own risk.

Contact

Tom Higgins

+44 (0) 1245 293 293

thomas.higgins@savills.com

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