

Land adjoining The Goose

143 SOUTH STREET, ROMFORD, RM1 1PL

0.29 ACRE PLOT AVAILABLE FOR SALE FREEHOLD



savills



LOCATION

Romford is a large town in north east London Borough of Havering, approximately 4.5 miles south east of Ilford and 4.7 miles west of Brentwood. The parcel of land adjoins The Goose public house which fronts South Street and is directly opposite Romford railway station, providing convenient access to central London via the Elizabeth Line.

DESCRIPTION

The site extends to approximately 0.29 of an acre (0.11 ha) and comprises a parcel of enclosed land currently used as a car park adjacent to The Goose public house. Access to the site is from South Street.

KEY HIGHLIGHTS

- Development opportunity for sale freehold in the north east London town of Romford
- Positioned fronting South Street and directly opposite Romford railway station which provides access to central London via the Elizabeth Line
- Site extends to approximately 0.29 of an acre
- Adjoining public house unaffected by sale
- Restriction against residential use however, other uses are permitted
- Birds Eye View Link - [Click here](#)
- **Guide Price - Offers in excess of £450,000 on a subject to contract only basis**



PLANNING

The site is not located within a Conservation Area and is located within Flood Zone 1. The site has a PTAL rating of 6b (Best), indicating a very good level of accessibility to local public transport facilities and it is located directly opposite Romford railway station. The Local Planning Authority is Havering Council.

SERVICES

We understand the land is not connected to any services. Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

TITLE

The site is held freehold under the Title Number EGL407194 however, the land to be sold is outlined in red on the below promap. Please refer to the promap key which provides details on the access rights that will be retained by the vendor and also provided to the purchaser.

There will be a restriction against residential and pub use on the land.

BIRDS EYE VIEW LINK

<https://www.skypixel.com/photo360s/land-adjoining-the-goose-romford>

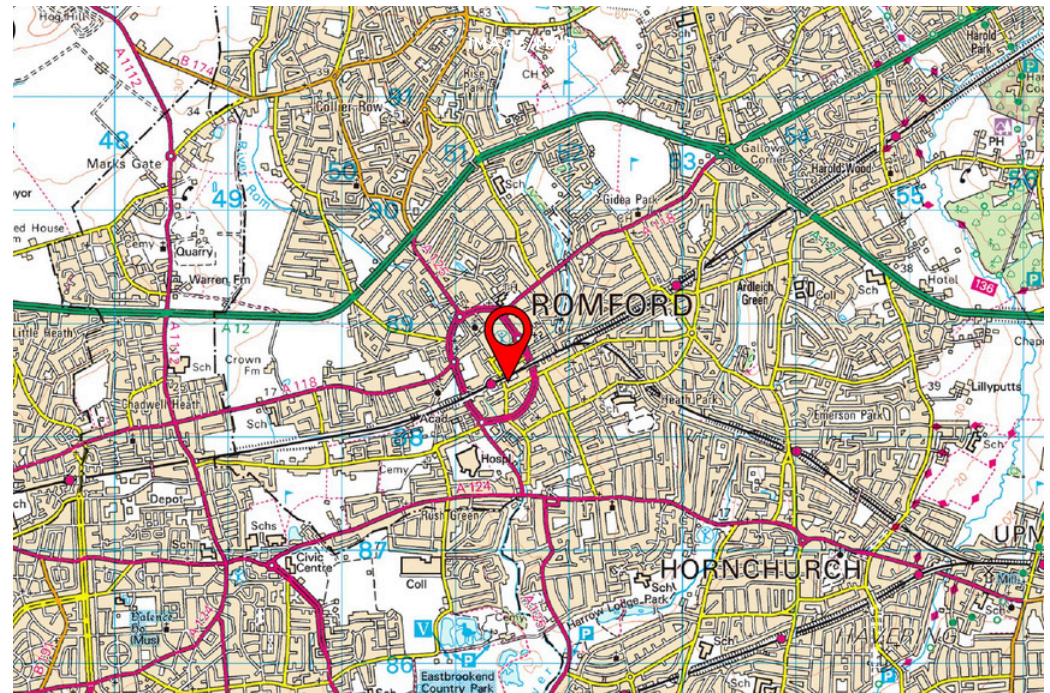
TENURE

Freehold land to be sold as outlined in red on the below promap with vacant possession.

Please refer to the map key for more details.

TERMS

Offers in excess of £450,000 are invited for the benefit of our client's freehold interest on a subject to contract only basis and with a restriction against residential use.



KEY

- Blue Line - Pub area, to be retained
- Red Line - Area to be sold
- Black Crosses - Existing fire exits. Right to access on foot to be retained
- Green Box - Area to be retained by vendor with a right to access by the purchaser on foot, by vehicle or to run services.





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VAT

VAT may be applicable.

VIEWINGS

The site currently operates as a car park and is open to members of the public so please undertake an inspection in the first instance. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

IMPORTANT NOTICE

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