

# Former Heathcote Clinic

Heathcote Avenue, Ilford, London IG5 0QS

DEVELOPMENT OPPORTUNITY



CGI of consented development

## For Sale

### Former Heathcote Clinic

Heathcote Avenue, Ilford, IG5 0QS

- Heathcote Clinic with planning consent for 8 residential dwellings comprising 2 houses and 6 flats
- Planning consent granted under planning ref; 2402/21
- Approximately 0.24 acres (0.097 ha) site area
- Good transport links and local services
- Freehold for sale
- Full vacant possession

Offers invited in excess of £1,000,000 - Freehold

#### Contact Us

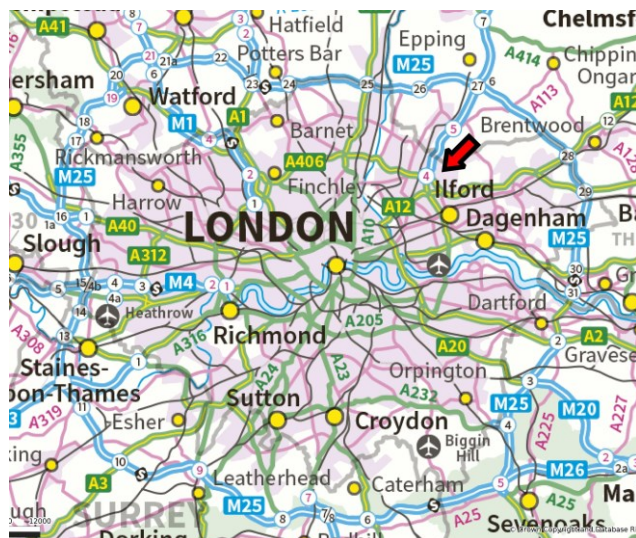
Viewing is strictly by prior appointment through Colliers.

Amelia Balkwill MRICS  
07936 338750  
[amelia.balkwill@colliers.com](mailto:amelia.balkwill@colliers.com)

Max Stephens  
07922 379943  
[max.stephens@colliers.com](mailto:max.stephens@colliers.com)

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# Heathcote Clinic – Development Opportunity



Source: EdozoMaps, Plotted Scale 1:1,100,000



Source: EdozoMaps, Plotted Scale - 1:1,250

## Location

The site is located on the Northern side of Heathcote Avenue, a quiet residential road that connects with Caterham Avenue to the south – Caterham Avenue joins Clayhall Avenue further to the South, forming a main East to West link between Woodford South to the West and Barkingside to the East – both with London Underground stations on the Central Line.

The site is well connected by road, with the M11 located 0.3 miles West along Woodford Avenue offering connections to the East of England as well as the A12 being located 0.35 miles to the South of the site offering connections to the northeast towards Chelmsford.

## Description

The site comprises a 0.24 acres (0.097 ha) on Heathcote avenue. The site is currently occupied by a health care centre. The building is a single storey brick construct with a clay tiled pitch roof.

There is existing housing boarding to the east and west of the property, Caterham High School to the south and the Hurstleigh Garden Open Space to the north. To the rear of the property is an attractive woodland.

## Transport

There are good transport links locally - Barkingside and South Woodford Underground stations are situated to the East and the West of the property. Both provide direct services into central London via the Central Line in under 35 minutes.

## Tenure & Legal

The property is offered for sale as a Freehold with vacant possession. Each party is to bear own legal costs.

## Planning

Following a successful application with the London Borough of Redbridge, the proposed scheme will demolish the Health Centre and redevelop the site to provide 8 units comprising 2 houses and 6 flats. The application also sees the addition of car parking, cycle parking, refuse storage and plenty of landscaped open space.

Planning permission was granted in September 2021. Interested parties are advised to make their own detailed planning enquiries with the Local Authority under reference; 2402/21 (London Borough of Redbridge).

## Wayleaves, Easements & Rights of Way

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

## Method of Sale

This is advanced notice of the site coming to the market formally on 1st November. The subject property is for sale via informal tender with a bid date to be announced by sole agent Colliers in due course.

The vendors reserve the right not to accept the highest, or indeed, any offers submitted.

## Viewings & Further Information

All relevant information is provided via the following datalink [www.heathcoteclinic.com](http://www.heathcoteclinic.com).

Viewings should be organised through sole agents Colliers by prior appointment only.

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (09/2021) Colliers is the licensed trading name of Colliers Business Space UK LLP which is a limited liability partnership registered in England and Wales with registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA.