

## 56b Boundary Road, London, E13 9PR



**Offers in excess of £150,000**

# 56b Boundary Road, London, E13 9PR

56b Boundary Road (AKA Land Adjacent To 182 Sutton Court Road)

Currently a garage / storage area this Commercial Plot with expired planning for a 3 storey / 3 bedroom house provides you with an opportunity to build your own house on the New City Estate area of Plaistow (STPP). Plot had previously (2017) been given permission for development. OR Retain its current use for a small car repair shop OR storage for your business.

Expired Planning - 17/02768/FUL (<https://www.newham.gov.uk/planning-development-conservation>)

Size - 85sqm / 915sqft (0.021 Acres)

Tenure - FREEHOLD

Utilities - Mains Electric Only (No Mains Gas / No Mains Water / No Mains Sewer - Water / Waste currently supplied by 182 Sutton Curt Rd)

CEPC - Band E

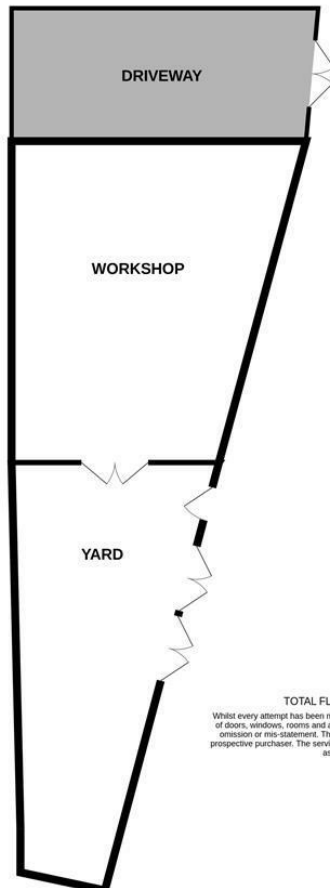
Business Rates - RV £1650

Council - London Borough of Newham

## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

GARAGE - PLOT  
915 sq.ft. (85.0 sq.m.) approx.



PLOT FOR DEVELOPMENT

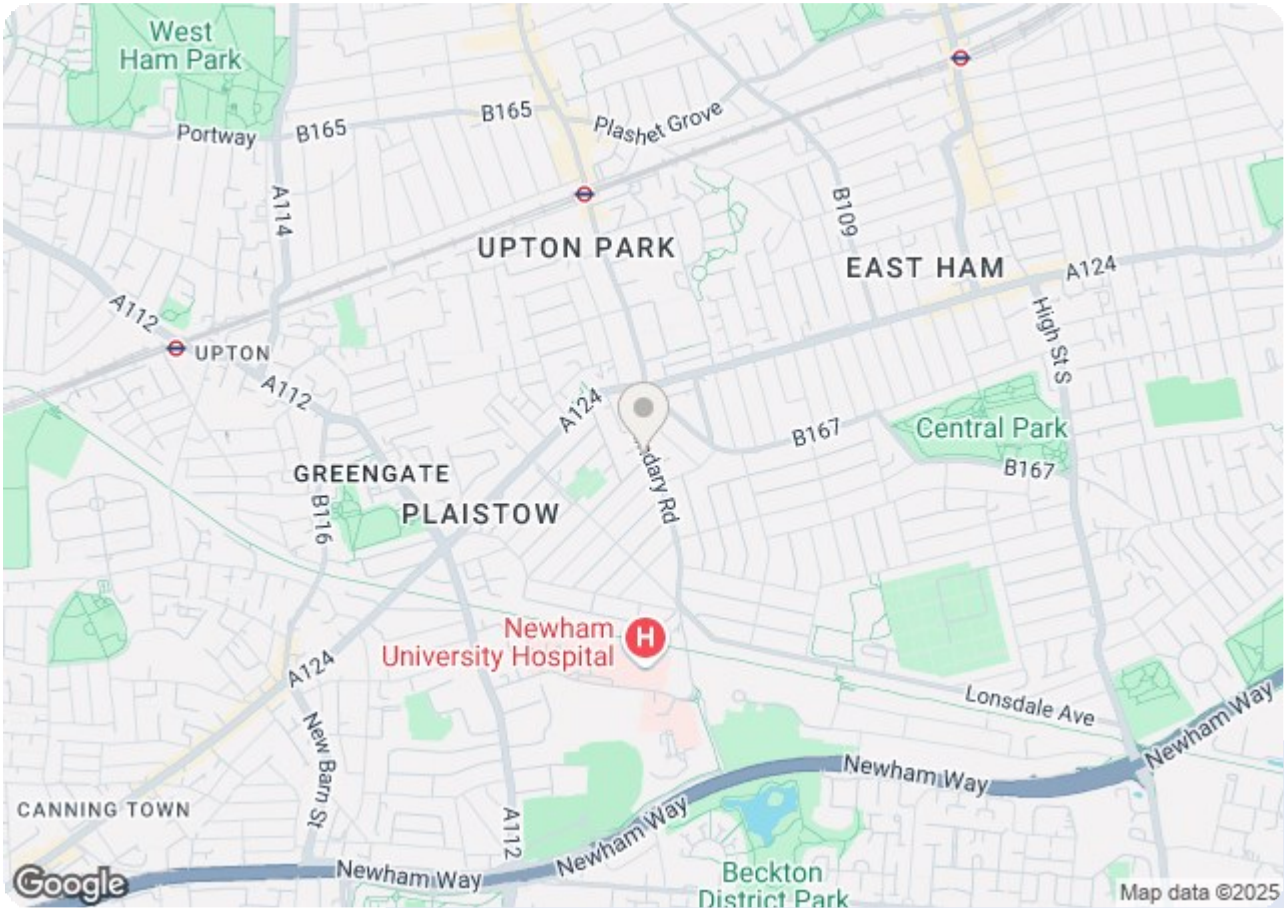
TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	