



Wingletye Lane, Hornchurch, RM11 3AT

Offers In Excess Of £525,000



****PLANNING FOR EXTENSION APPROVED - GREAT INVESTMENT OPPORTUNITY IN A PRIME LOCATION WITHIN HORNCHURCH, EMERSON PARK - TWO-STOREY MIXED-USE BUILDING OFFERING A GROUND FLOOR COMMERCIAL WITH ACCESS TO A LARGE GARAGE/OUTBUILDING AND PARKING, IN ADDITION TO A FIRST-FLOOR TWO BEDROOM FLAT - POTENTIAL DEVELOPMENT OPPORTUNITY - CHAIN-FREE / VACANT POSSESSION****

(VIRTUAL TOUR AVAILABLE)

OC Commercial would like to offer a fantastic investment opportunity located in the much sought-after Emerson Park area. Ideally located within walking distance from local amenities and public transport links, including Upminster Bridge Underground Station (District Line) and Emerson Park Rail Station. Benefits include a large shopfront on a busy road, an additional rear entrance to the premises, an outbuilding/garage, and parking.

GROUND FLOOR COMMERCIAL UNIT (1188 sqft)

A 668 sqft commercial unit, estimated to generate 18k - 20k p/a, including access to a large 520 sqft outbuilding and garage. There are a further 2 parking spaces at the rear of the property. There is a potential development opportunity (Subject to local authority consent), where the existing outbuilding/garage is located.

FIRST FLOOR TWO BEDROOM FLAT (634 sqft)

Access via a staircase from the rear of the premises. The property comprises a spacious lounge, fitted kitchen, two bedrooms and a three-piece bathroom suite, in addition to a sizeable loft space.

The property also has the added benefit of planning approval for the following;

Change of Use from Sui General ground floor retail unit with first floor flat, to Use Class E as a Bridal Shop, involving ground floor single storey rear extension, and first floor rear extension, and demolition of existing single storey outbuilding and store rooms

<https://development.havering.gov.uk/OcellaWeb/planningDetails?reference=P1524.22&from=planningSearch>

- POTENTIAL GROSS INCOME IN THE REG
- GREAT INVESTMENT OPPORTUNITY IN EMERSON PARK, HORNCHURCH
- TWO-STOREY MIXED-USE BUILDING
- FIRST FLOOR TWO BEDROOM FLAT (634 sqft)
- GROUND FLOOR COMMERCIAL (1188 sqft)
- PLANNING APPROVE - <https://development.havering.gov.uk/reference=P1524.22&from=planningSearch>
- ALLOCATED PARKING AT REAR
- WALKING DISTANCE TO UPMINSTER BR STATION (DISTRICT LINE)
- WALKING DISTANCE TO EMERSON PARK
- CHAIN-FREE / VACANT POSSESSION

Viewing

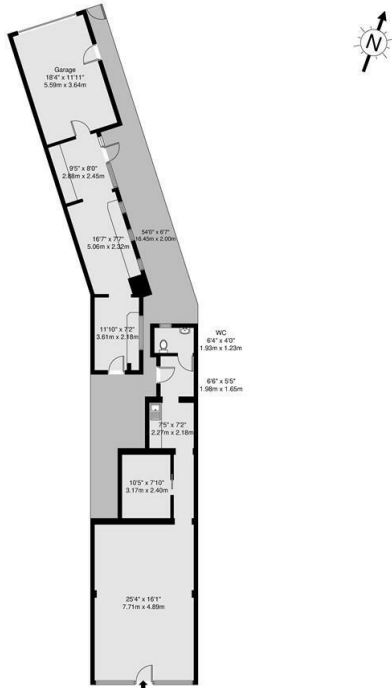
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Wingleyte Lane Hornchurch, Essex, RM11

GROSS INTERNAL AREA
62.1 sq m / 668 sq ft
COVERED TERRACE & GARAGE
48.4 sq m / 520 sq ft



GROSS INTERNAL AREA (GIA)
The total of the property
62.1 sq m / 668 sq ft

TOTAL STORAGE SPACE
30 sq m are reserved for the
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandahs
32.9 sq m / 354 sq ft

RESTRICTED HEADHEIGHT
LIVING AREAS UNDER 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
66	74

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
68	80

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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