



HOSKING
FRANCIS

Consented Development Opportunity
For Sale
in Highams Park

Rear of 48-56 Haldan Road, Highams Park, London, E4 9JJ

Consented Development Opportunity For Sale

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London, E4 9JJ

- Development site with full planning consent granted under London Borough of Waltham Forest ref: 231539.
- Planning permission for the construction of five, two-storey, three-bedroom dwellings.
- Total residential area of approximately 535 sqm (5,760 sqft).
- Each house includes private amenity space.
- Highams Park Overground station within 0.3 miles.
- North Circular within a few minutes drive and the M25 in approx. 15 minutes.
- Short walk to Epping Forest.
- Full information pack available upon request.

Offers in Excess of £900,000



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An excellent opportunity to acquire a fully consented residential development site located in Highams Park, one of North-East London's most established and desirable suburban locations.

The site comprises a backland parcel extending to approximately 0.13 hectares (0.32 acres), positioned to the rear of Nos. 48-56 Haldan Road. . The site is currently occupied by a series of single-storey lock-up garages.

Full planning permission was granted by the London Borough of Waltham Forest under ref: 231539 for the demolition of the existing garages and the construction of five high-quality, two-storey, three-bedroom family houses, extending to a total of approximately 535 sqm (5,760 sqft).

Each dwelling is arranged over two storeys and incorporates first-floor terraces to the southern elevation. The development also includes hard and soft landscaping, secure gated access, cycle storage, and refuse/recycling facilities.

Uniquely, the site directly adjoins the Ching Brook corridor, providing a distinct green backdrop, while remaining just 550 metres (0.3 miles) from Highams Park Overground Station.



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The Location: The site is located off Haldan Road in Highams Park, within the London Borough of Waltham Forest. Highams Park is a well-established residential suburb in North-East London, characterised by attractive tree-lined streets, generous Edwardian and mid-century housing and excellent access to central London. The area has become increasingly desirable in recent years, appealing to families and professionals seeking a balance between urban connectivity and open green surroundings. Its village-style centre, independent businesses and proximity to Epping Forest contribute to a distinct identity that feels both established and evolving.

Transport Links: Highams Park Overground station is located approximately 550 metres (0.3 miles) from the site, providing direct services to London Liverpool Street in approximately 26 minutes via the Weaver Line. This offers convenient access to the City and wider transport network, including connections to the Elizabeth Line, Central Line and national rail services.

The line also connects to Walthamstow Central, providing interchange with the Victoria Line for fast access to King's Cross, Oxford Circus and Victoria.

Several bus routes operate locally, offering connections to Chingford, Walthamstow, Woodford, Enfield and Hackney, further enhancing accessibility across North and East London. Road users benefit from convenient access to the A406 North Circular and M11.

Local Amenities: Highams Park town centre, focused around Winchester Road and The Avenue, provides a strong mix of independent retailers, cafes, restaurants and everyday conveniences. The area has developed a vibrant local scene, with popular coffee shops, bakeries, delis and family-friendly dining options contributing to its neighbourhood character.

Supermarkets and essential services are within easy walking distance, while broader retail and leisure facilities are available in nearby Walthamstow, including the recently upgraded Selborne Walk shopping area, and in Chingford and Woodford.

The area retains a distinct 'village' feel while benefitting from the wider cultural and retail offer of Waltham Forest, one of London's most dynamic boroughs.

Education: The site is situated within an established, family-orientated neighbourhood with access to a number of well-regarded primary and secondary schools in the wider Highams Park and Waltham Forest area, including:

- Selwyn Primary School
- Highams Park School (Secondary)
- Brookfield House School (Primary)
- St Aubyn's School (Prep School)
- Woodford County High School for Girls (Secondary).

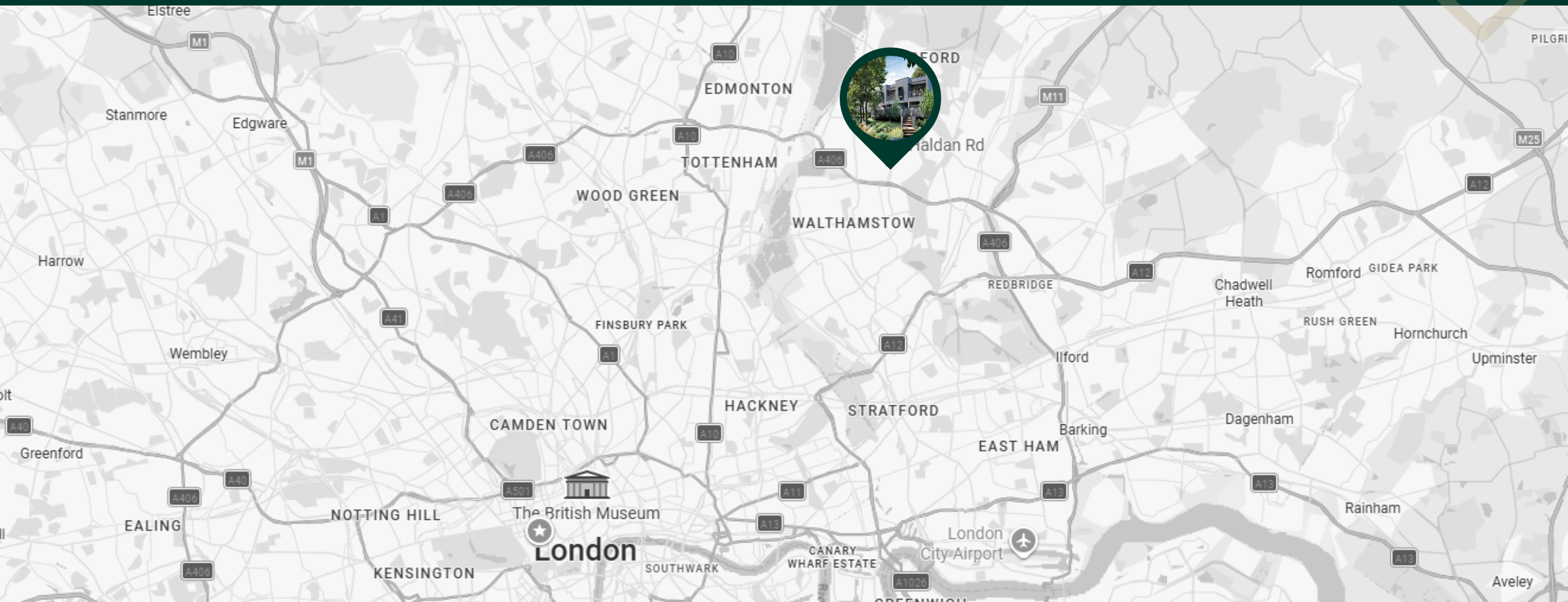
The concentration of reputable schools within close proximity reinforces the area's appeal to families and supports long-term residential stability.

Green Spaces: Access to open space is a defining feature of Highams Park itself. Centred around the historic lake and dating back to landscaped designs by Humphry Repton, it provides extensive parkland, walking routes and views across the water. Cheney Row Park is also within approximately one mile of the site, offering additional recreational space and sports facilities.

The site directly adjoins the Ching Brook corridor, contributing to a tranquil residential setting. The wider area benefits from immediate access to Epping Forest, one of London's largest and most significant ancient woodlands, offering miles of walking, cycling and outdoor leisure opportunities.

Nearby sports and leisure facilities include the Peter May Sports Centre, local tennis courts, playing fields and allotments.

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Accommodation

The proposed accommodation comprises:

Unit	Unit Type	Beds	Sqft	Sqm
1	2-Storey Terraced House	3	1,152	107
2	2-Storey Terraced House	3	1,152	107
3	2-Storey Terraced House	3	1,152	107
4	2-Storey Terraced House	3	1,152	107
5	2-Storey Terraced House	3	1,152	107
Total			5,760	535



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Terms

Offers in excess of £900,000 are invited for the freehold interest.

VAT

We understand that VAT will not be charged by the seller.

Financial Obligations

Section 106 Contributions - £48,179.25 (subject to indexation)

CIL - £77,801.39 (subject to indexation)

Further Information

A full information pack can be provided upon request.

Viewings

Viewings are by appointment only.

Please contact us on 020 8159 0500 or info@hoskingfrancis.com
for further information or to arrange a viewing.

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