

55-69 ROTHBURY ROAD

HACKNEY WICK, E9 5HA



Summary

- Freehold development site with potential for residential, co-living or student use
- Located in Hackney Wick within 200 metres of Hackney Wick Station (London Overground)
- Principles of bulk and massing (part 6/7 storey) established by reference to appeal decision
- For sale via Auction on 03/11/2022 (unless sold prior). **Lot 27**
- Guide Price – Offers in excess of £2,750,000
- A massing plan has been drawn up suggesting the site could be developed for either co-living or student use (c. 70 keys.)



Site

The site is located on the north side of Roxbury Road, totals approximately 0.062 Hectares (0.153 Acres) and is rectangular in shape.

Location

The site is situated in Hackney Wick, approximately 0.2 km from Hackney Wick Overground Station. The nearby A12 provides access to The City and Canary Wharf to the south. Stratford and Stratford International are all within close proximity, which includes Westfield Shopping Centre. The Queen Elizabeth Park and associated sporting facilities are all located close by.

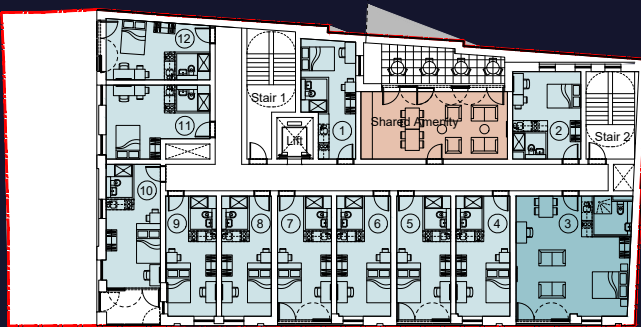
MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2022



55-69 ROTHBURY ROAD HACKNEY WICK, E9 5HA



Pro-map



Indicative Co-Living Floor Plan



Residential Plan proposed as part of previous planning application

Planning

The site is located within the jurisdictional boundary of the London Legacy Development Corporation (LLDC). Planning application (ref: 19/00537/OUT) was submitted for;

Demolition of the existing buildings and construction of a part 6 / part 7 storey (plus basement) building to provide 252m² (GIA) of B1 (Business) floorspace along with 28 residential dwellings, yard area, cycle parking and refuse/recycling stores.

The application was refused at local level and at appeal (Ref APP/M9584/W/20/3258321). The appeal decision makes clear that the reason for refusal is lack of affordable housing only, i.e. the principles of bulk and massing were considered acceptable by the inspector. In principle, the site would suit residential, co-living or student use STPP.

Tenure / Tenancy

Freehold. Vacant possession upon completion

Basis of Sale

For sale via Auction on 03/11/2022 (unless sold prior).

Lot 27

10 Week Completion Available

Further Information

Please see auction legal pack for further information or contact:

Levy Real Estate

Rory Ellis
t: 020 7747 0109
m: 07775 426 628
e: rory.ellis@levyrealstate.co.uk

Matt Sharman
t: 020 7747 0110
m: 07974 363 043
e: matt.sharman@levyrealstate.co.uk

Allsop (Joint Auctioneers):

Richard Adamson
t: 020 7344 2614
m: 07973 189 696
e: richard.adamson@allsop.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2022

