

12 ALBERT ROAD, NEWHAM

LONDON, E16 2NQ

Opportunity to acquire an unconsented 0.04 hectare (0.09 acre) development site in east London.

On the instructions of Philip Armstrong and David Hudson Joint Administrators of Corbyn Construction Limited (in administration).

savills



Boundary for indicative purposes only.

EXECUTIVE SUMMARY

- Opportunity to acquire a 0.1 acre (0.04 hectare) development site directly opposite Royal Victoria Park on Albert Road, within the London Borough of Newham.
- Formerly the California Arms Public House, the trapezium shaped site has been demolished and offers the opportunity for development subject to obtaining planning permission.
- The site formerly had planning permission (now lapsed) for: 8 apartments (2 x 1-bed, 3 x 2-bed, 3 x 3-bed), B1 office space, and 4 parking spaces.
- The site is situated in close proximity to London City Airport and within 500 metres from King George V station, which provides DLR services into Central London.
- For sale freehold with vacant possession. Subject to contract.



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DESCRIPTION

The site is located in a prominent position on the corner of Albert Road and Milk Street, within the London Borough of Newham. The area is predominantly residential, characterised by modern new-build apartments, historic 3-4 storey buildings, and 2-storey terraced townhouses.

The site itself comprises a cleared, trapezium shaped plot extending to approximately 0.1 acres (0.04 hectares), offering an attractive development opportunity in a well-connected and desirable location.

LOCATION

The site is located within the Royal Docks, an area undergoing significant regeneration and investment, and is approximately 1.5 miles (2.4 km) east of Canary Wharf, one of London's principal financial and commercial centres offering a wide range of amenities, retail, and dining options.

It is situated just north of the A117, Albert Road. The property benefits from sitting within close proximity to several well-established and emerging neighbourhoods.



Boundary for indicative purposes only.

TRANSPORT AND CONNECTIVITY

The property enjoys good connectivity via road (A117), bus, and rail, making it an ideal location for commuters and city explorers alike.

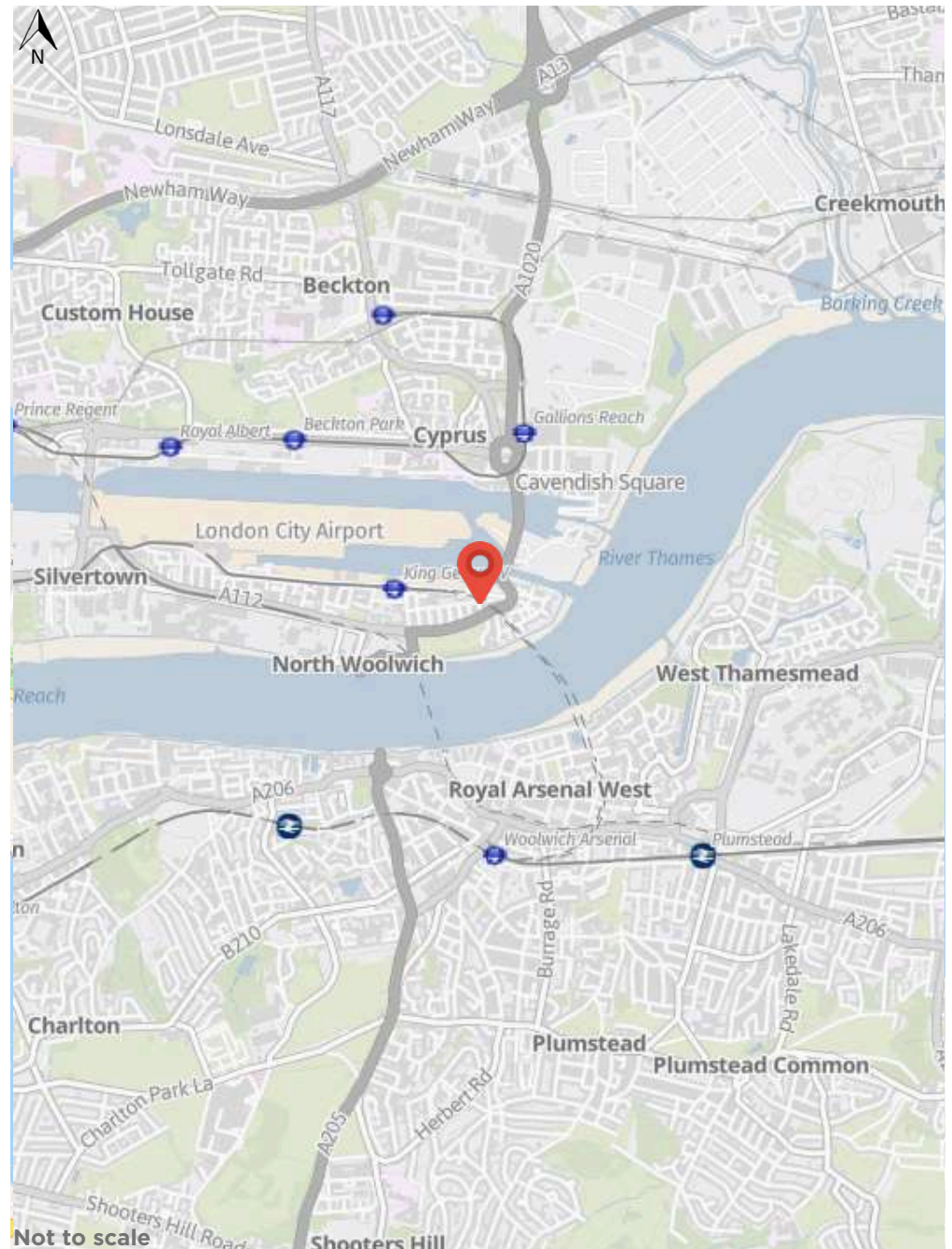
There are a number of nearby rail stations. These include nearby access to the DLR, with King George V Station located 0.3 miles (0.5 km) west of the site, as well as Custom House Station, providing access to the Elizabeth Line, located 2.2 miles (3.5 km) to the north west. The site is also located within 0.4 miles (0.7 km) of the Woolwich Ferry Tunnel, providing access to Overground railway services from Woolwich Arsenal Station.

Additionally, there are several bus stops situated along Albert Road, connecting the site to the surrounding area and transport networks.

The local area further benefits from a range of green spaces including Royal Victoria Gardens, located directly opposite the site.

Station	Journey Time from King George V Station
Stratford	25 mins
Waterloo	28 mins
Canary Wharf	30 mins
Westminster	37 mins
London Bridge	23 mins (bus)
London City Airport	8 mins

Source: TFL



PLANNING

The site sits within the Royal Albert Ward in the London Borough of Newham. The site formerly had planning permission under reference 13/00942/FUL for the:

“Redevelopment of brownfield site with part 3 and part 4 storey building comprising 8 no. apartments (2 x 1 bed, 3 x 2 bed and 3 x 3 bed), office space (B1) and 4 no. car parking spaces”.

The southern and eastern elevations for the scheme are displayed to the right, these demonstrate the previously approved scale and massing.

However, this consent has since lapsed and the site remains unconsented. This presents the opportunity for an incoming purchaser to prepare a scheme to suit their individual preferences.



Not to scale, for indicative purposes only.

12 Albert Road Newham, London, E16 2NQ

FURTHER INFORMATION

TENURE

The property is for sale freehold under title number EGL66520.

VAT

We are awaiting confirmation on whether the property is elected for VAT. If applicable, this will be payable in addition to the purchase price.

AML

The successful purchaser will be required to comply with Savills and the FCA's anti money laundering requirements.

CONTACT

For further information please contact:

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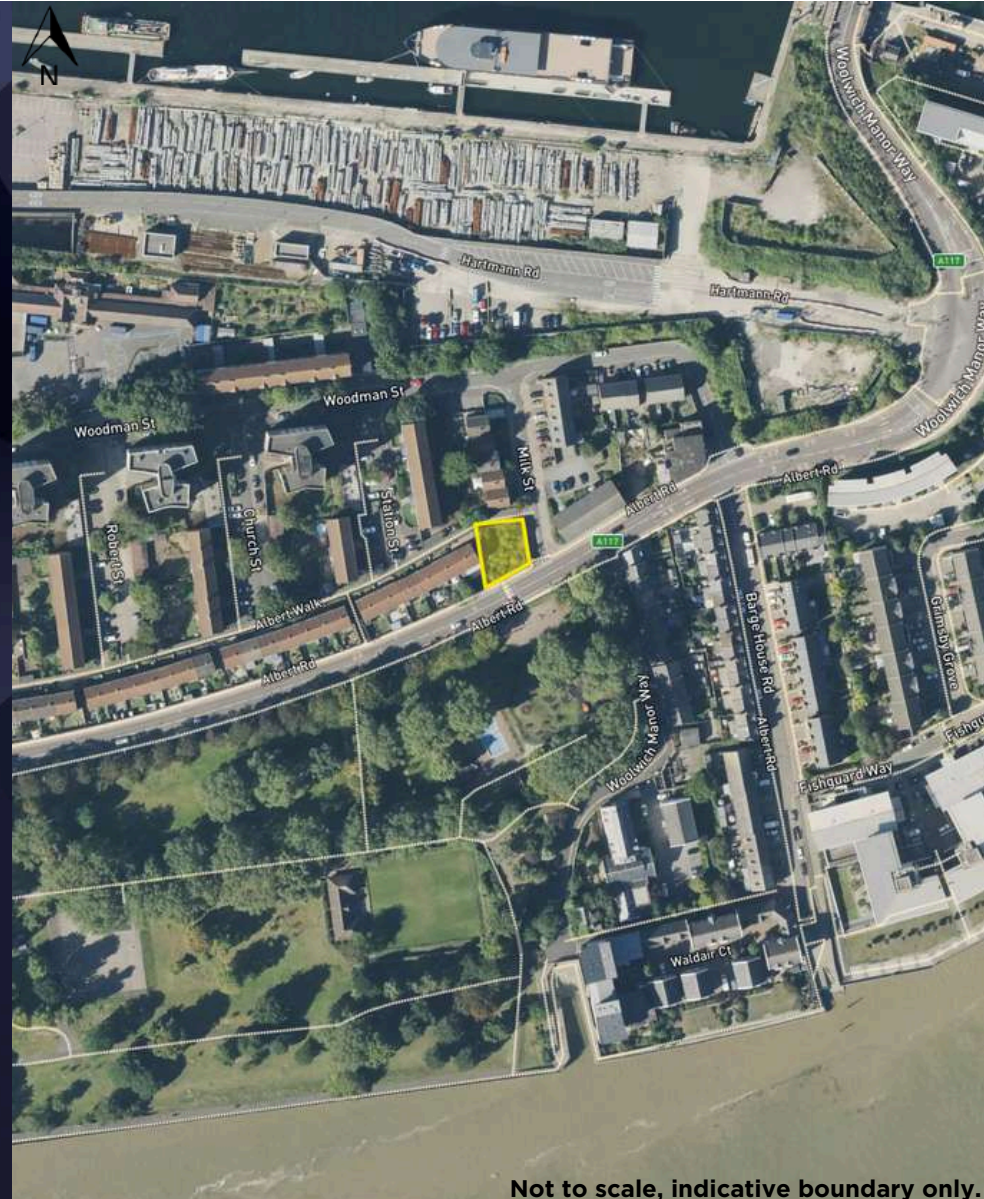
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Not to scale, indicative boundary only.

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