



1-2 Furrow Lane

London, E9 6JS

For Sale - A unique residential development opportunity in Hackney, E9.

3,400 sq ft

(315.87 sq m)

- Freehold site comprising an extended former Mill and double height Warehouse
- Permitted development rights for 3 unique residential units comprising 2,753 Sq. Ft.
- Significant further development potential to improve the PD scheme or to extend significantly (stp)

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Summary

Available Size	3,400 sq ft
Price	Offers in excess of £1,100,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A unique and architecturally interesting site comprising a “deco-style” double height Warehouse and an extended former Mill sharing a large courtyard which provides vehicular and pedestrian access from Furrow Lane and secluded private amenity space. Capable of separation or combination. Both properties were formally in Class E (B1(c) use and permitted development is being obtained to enable conversion of the existing buildings to 3 large residential units, as follows:

*The Warehouse unit provides double height space with a huge sliding concertina front door with deco style glass lights above and two large crittall windows to the side elevation. The property can be converted to a unique double height unit with a mezzanine level providing up to 1,000 Sq ft of accommodation and further minor planning consents with roof alterations could yield an additional bedroom level and large roof terrace. A fresh approach to planning could include at least 2 further levels (stp).

*The former Mill building comprises ground and first floor accommodation and can be converted into a unique 2 level Townhouse with private amenity. Further minor planning consents could yield additional ground floor space and minor roof alterations would provide FF layout flexibility and an additional bedroom. A fresh approach to planning could yield at least one further level (stp).

*The more modern ground floor extension to the former Mill can be converted to a large 2 bed studio unit with private amenity space. A fresh approach to planning could provide an additional level on part (stp).

Location

Homerton is an increasingly popular East London neighbourhood, just a short walk from Homerton Station and the fashionable Chatsworth Road which has a mix of cafes, bars and boutiques and a popular Sunday market. Victoria Park and the Hackney Marshes are both within a 10 minute walk and an increasing number of gastropubs and upmarket chains have seen the area attract a young and affluent demographic of residential buyers.

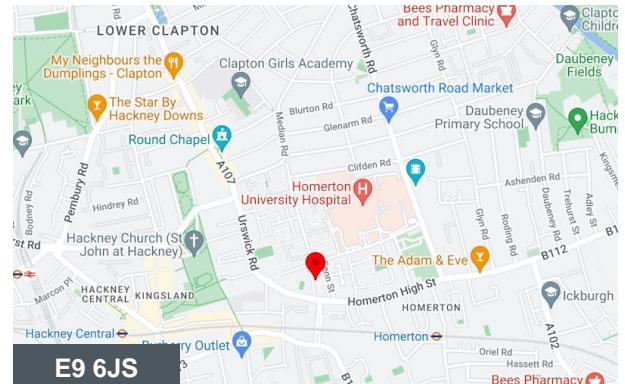
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Warehouse Conversion Proposed	1,000	92.90
Building - Old Mill House Proposed	807	74.97
Building - The Studio Proposed	947	87.98
Total	2,754	255.85

Terms

Unconditional offers are being sought for the freehold interest at an asking price of



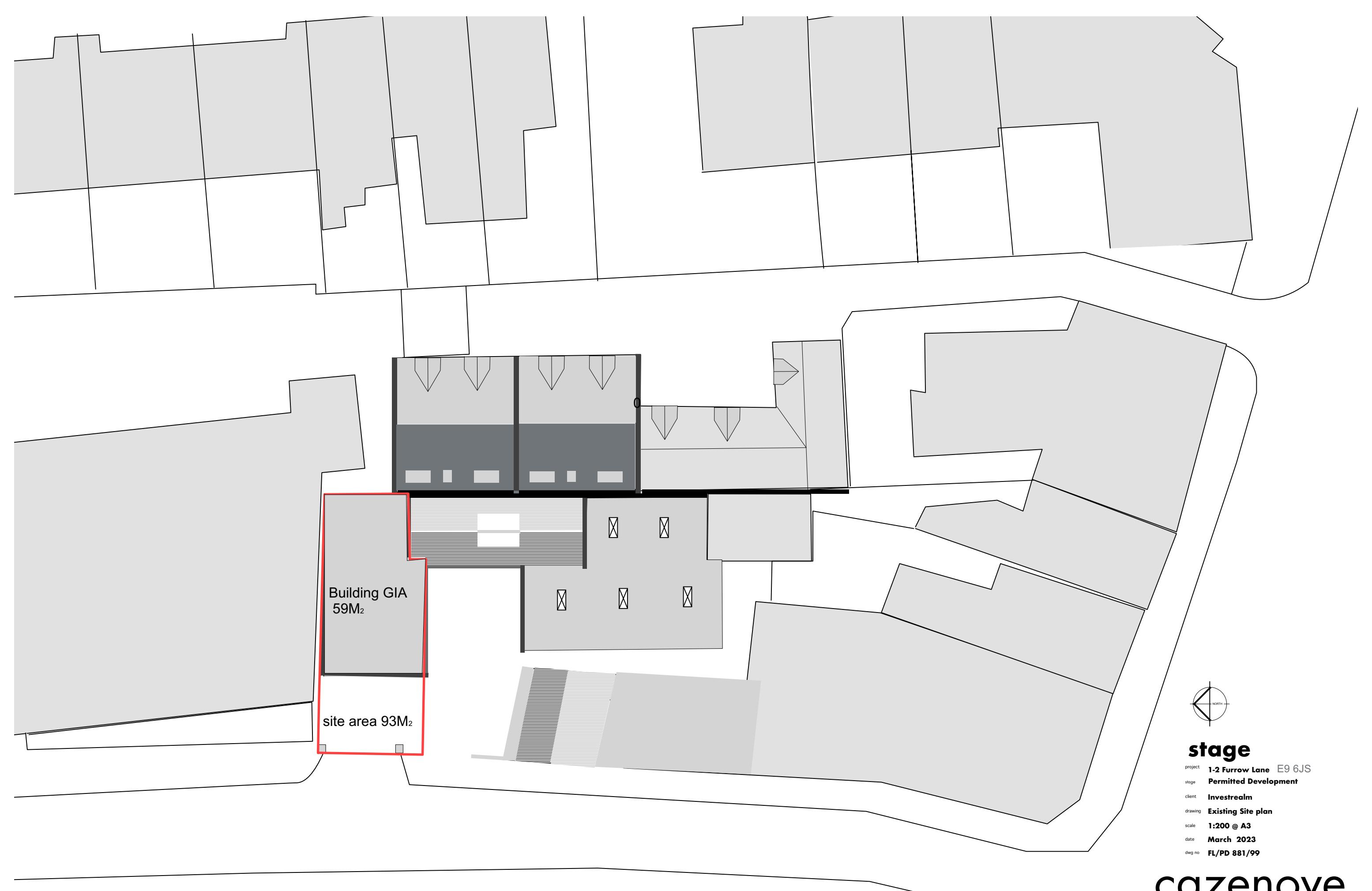
Viewing & Further Information



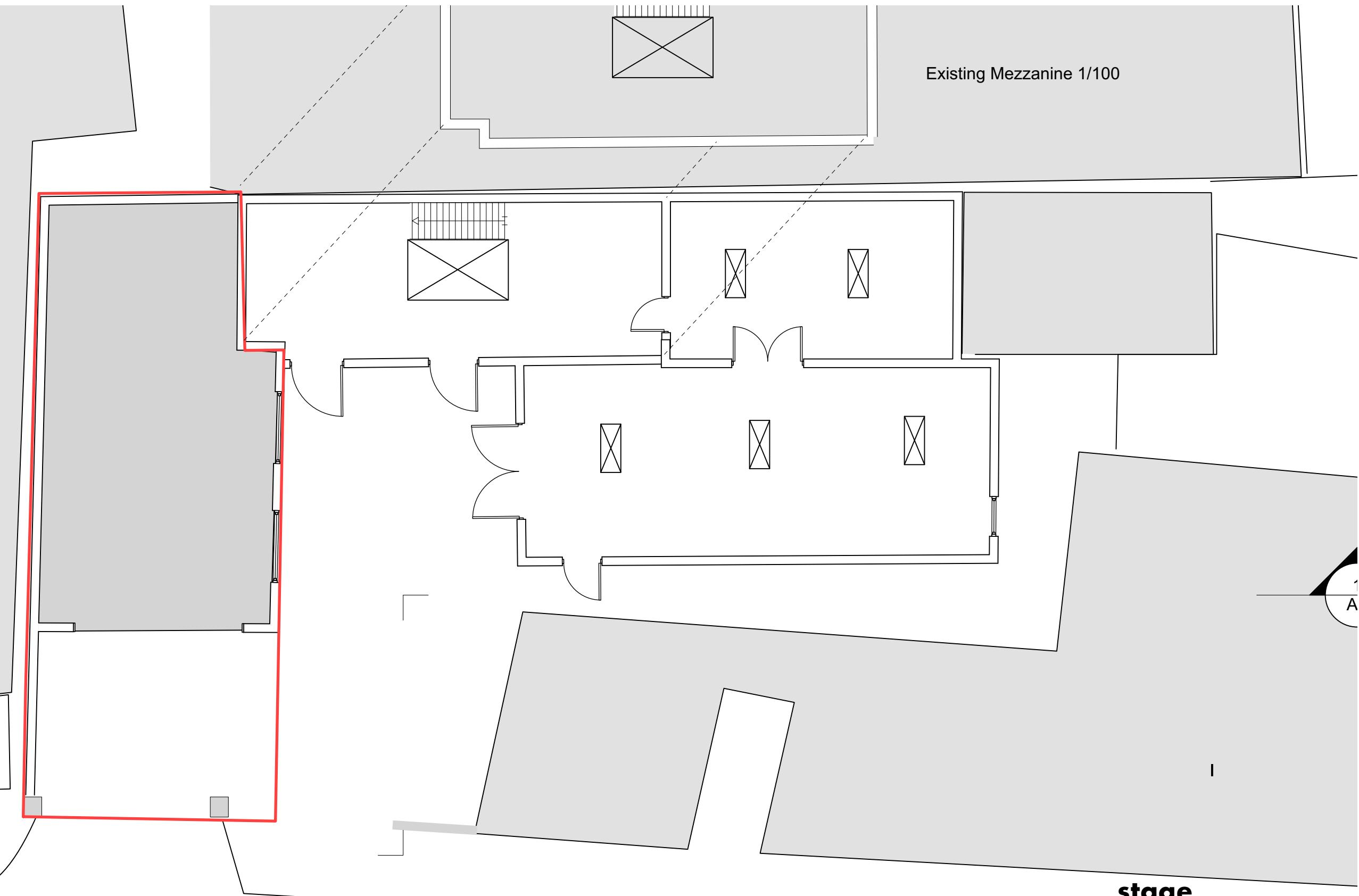
George Sarantis
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Andrew Browne
020 7613 4044
andrew@fyfemcdade.com



Existing Mezzanine 1/100



Existing Ground Floor 1/100

Existing Ground Floor 1/100

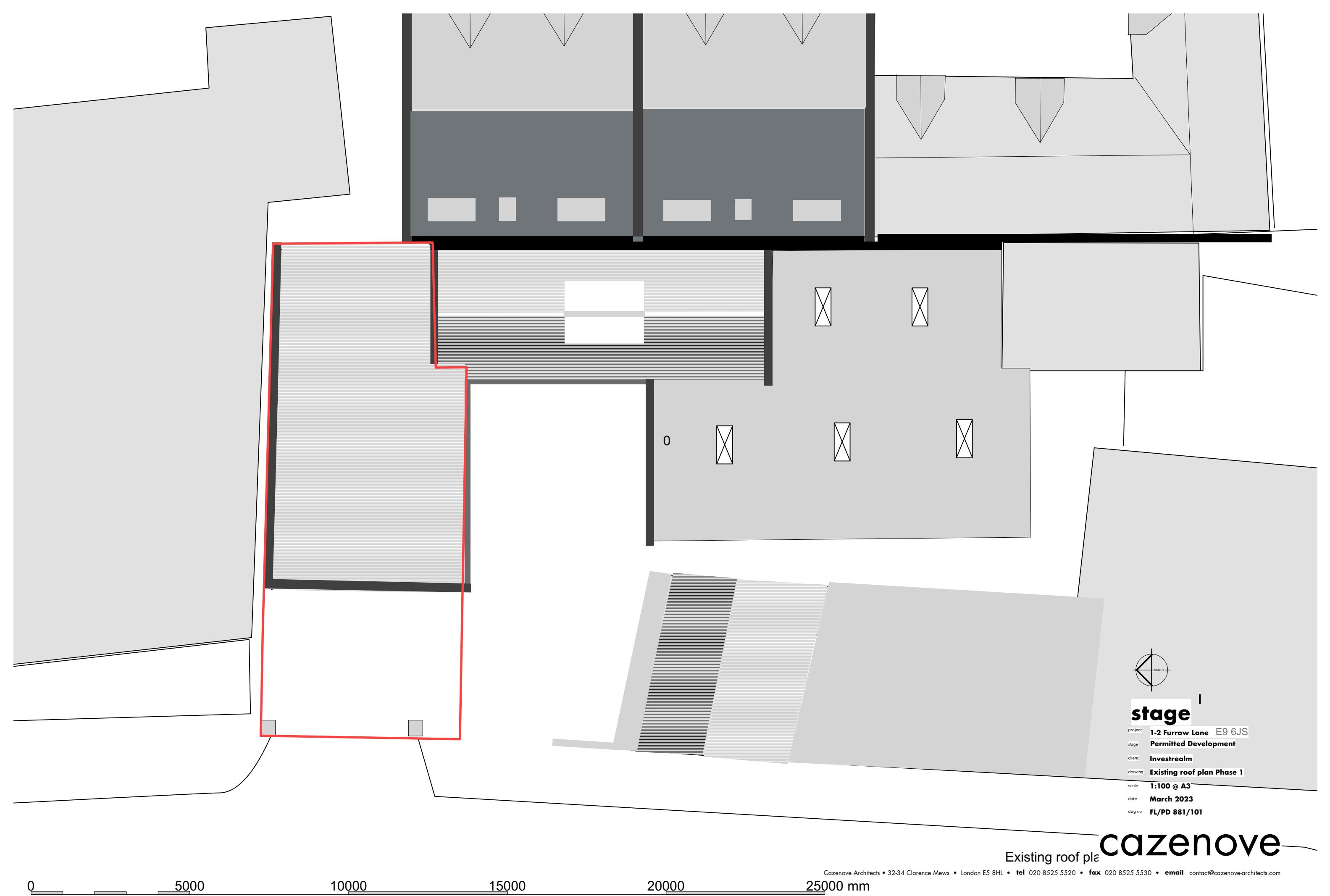
Scale

0 5000 10000 15000 20000 25000 mm

stage
project 1-2 Furrow Lane E9 6JS
stage Permitted Development
client Investrealm
drawing Existing Plans
scale 1:100 @ A3
date March 2023
dwg no FL/PD 881/100

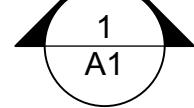
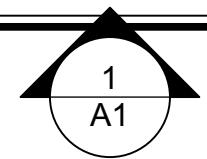
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The doors in the existing opening to be replaced with glazing panels and glass doorway

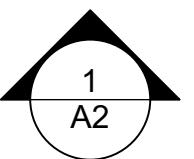
West Elevation



New bin store and bike store



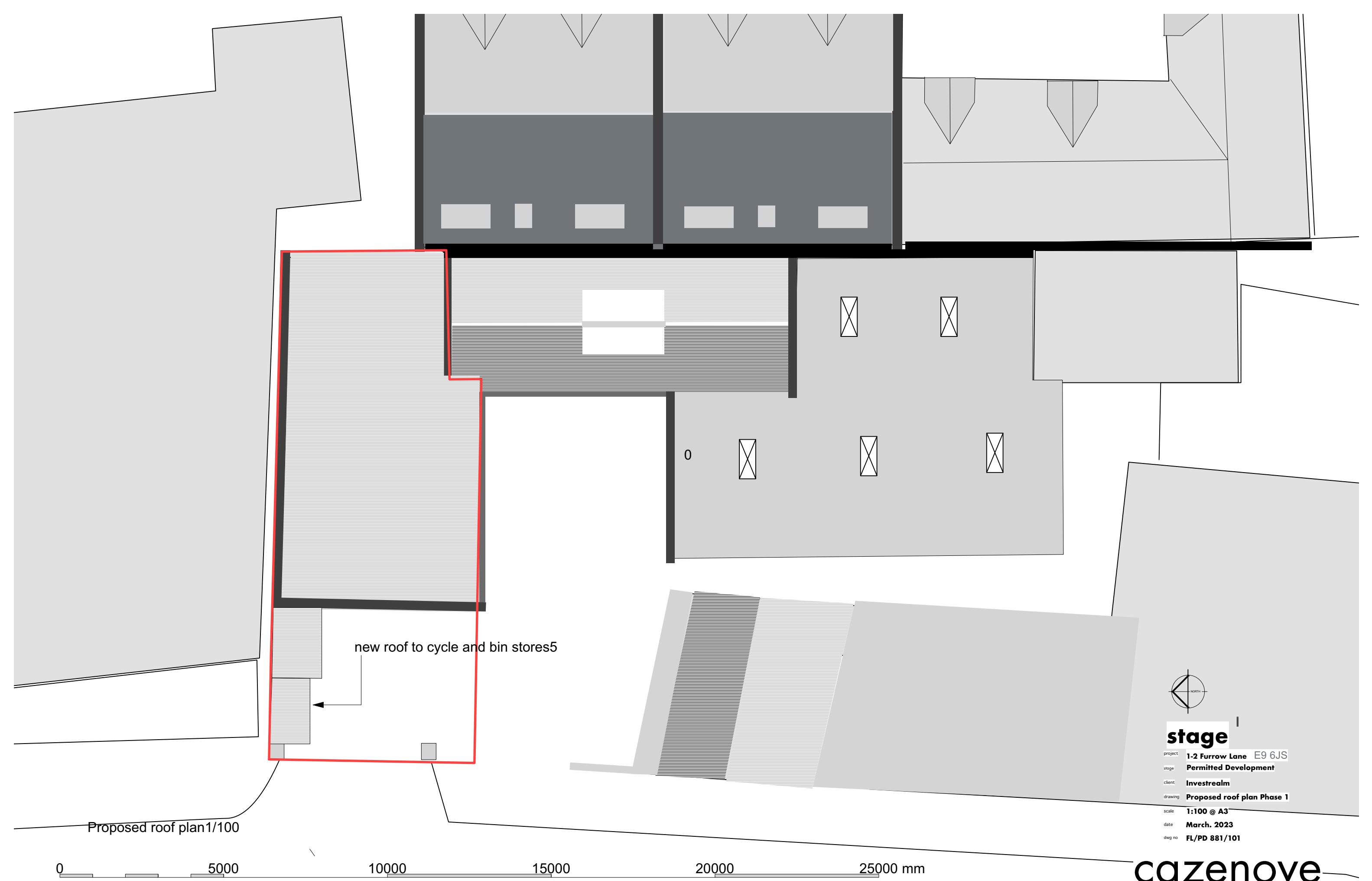
South elevation



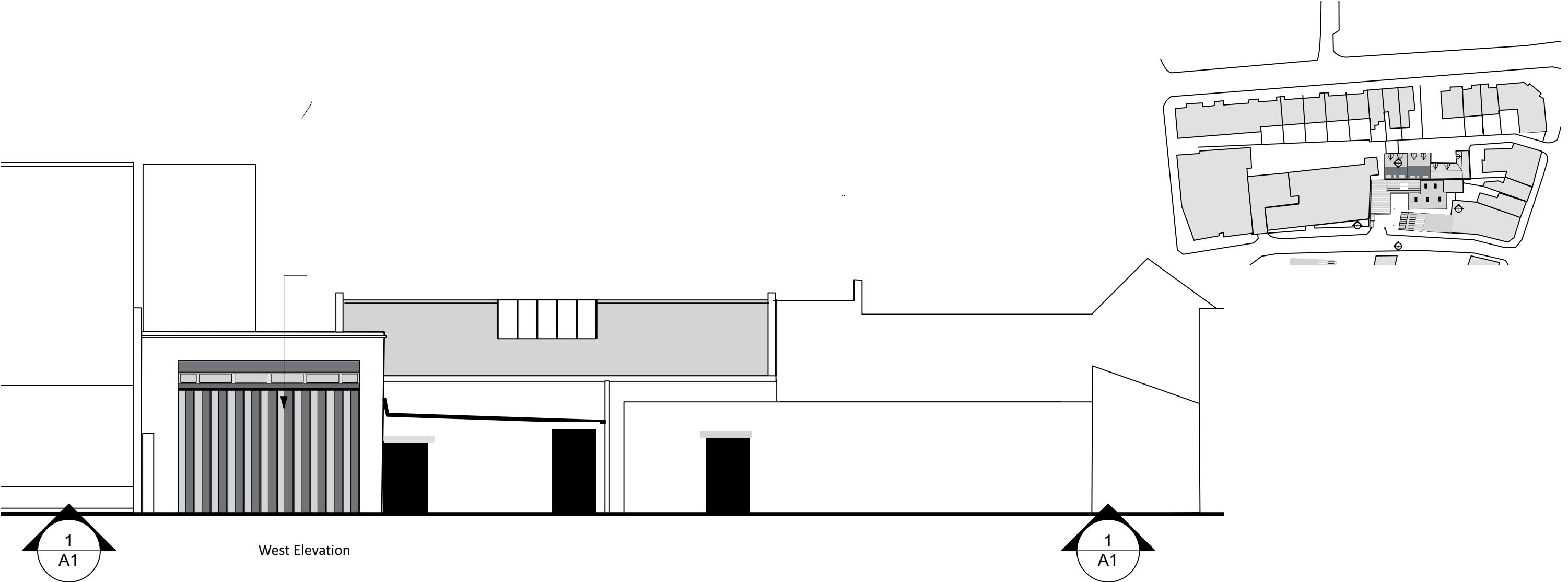
Cazenove Architects, 1-2 Furrow Lane, Finch Mews, London E9 6HL • tel 020 8525 5520 • Mob 07949247920 • email lgoodison@cazenove-architects.com
1 A2 25000 mm

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project 1-2 Furrow Lane E9 6JS
stage Permitted Development
client Investrealm
drawing Proposed West and South Elevations
scale 1:100 A3
date March 2023
dwg no FL/PD 881/202

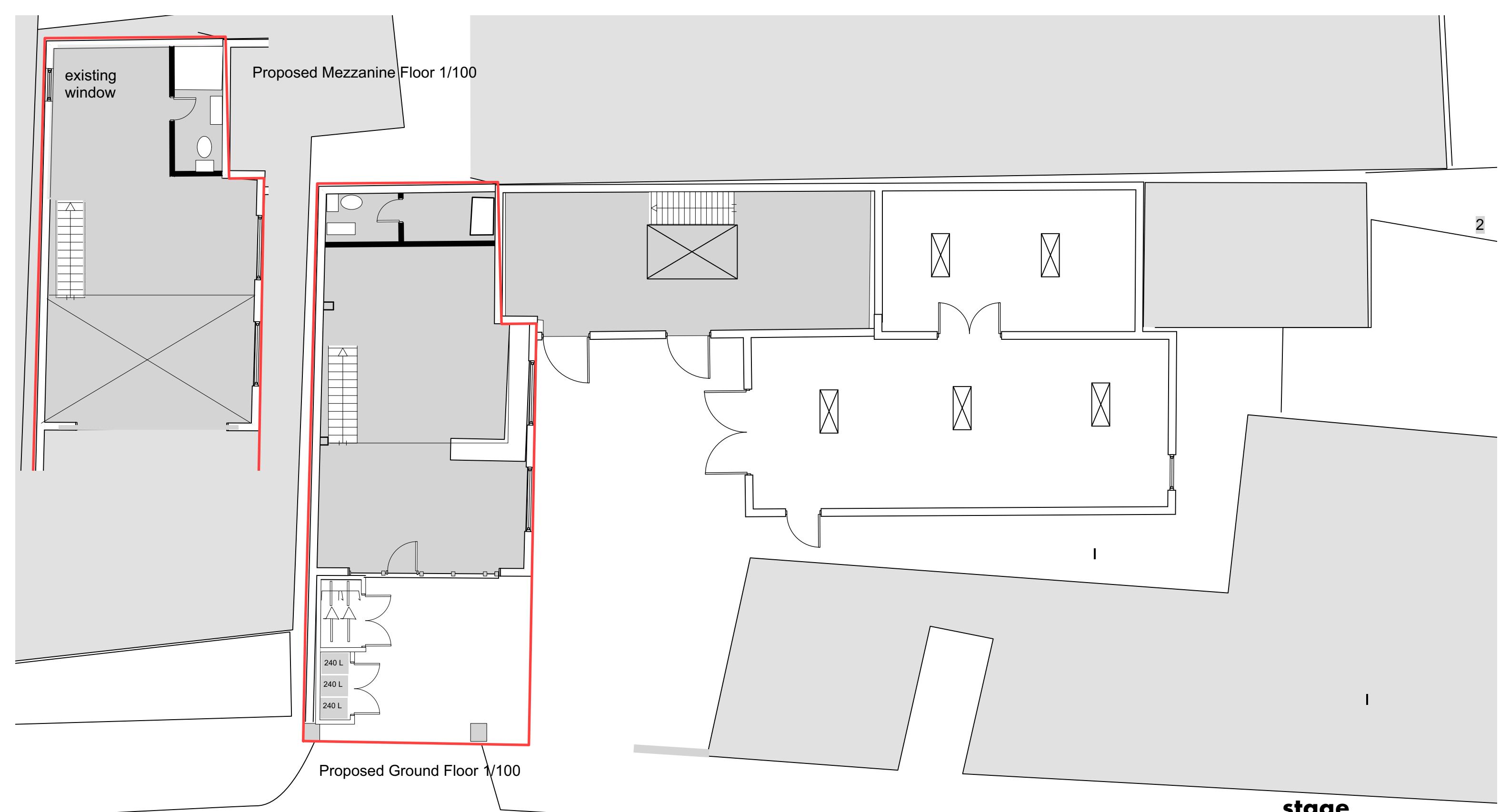


Proposed Site plan 1/1250



project **1-2 Furrow Lane E9 6JS**
stage **Permitted Development**
client **Investrealm**
drawing **Proposed West and South Elevations**
scale **1:100 A3**
date **March 2023**
dwg no **FL/PD 881/202**

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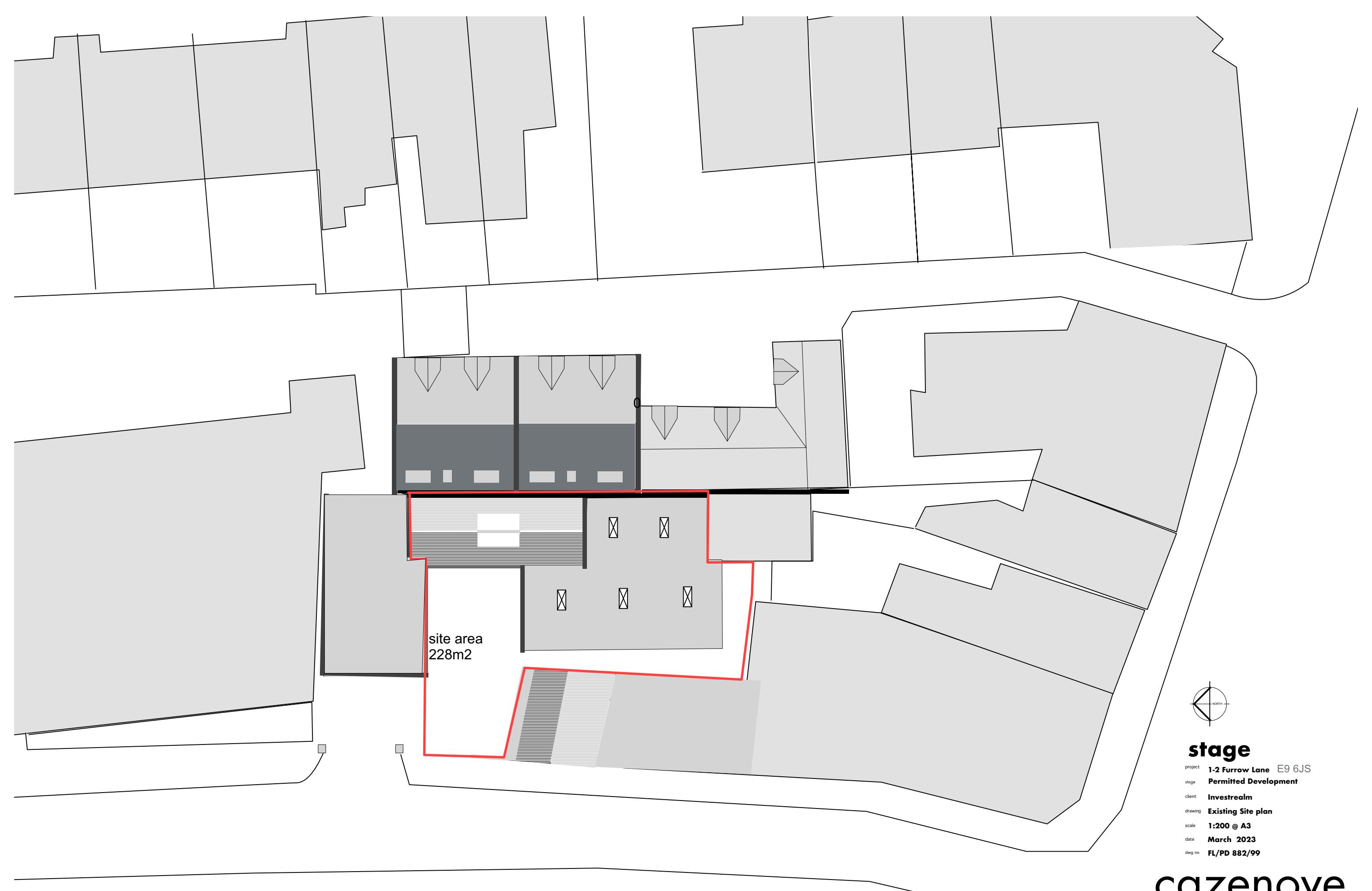


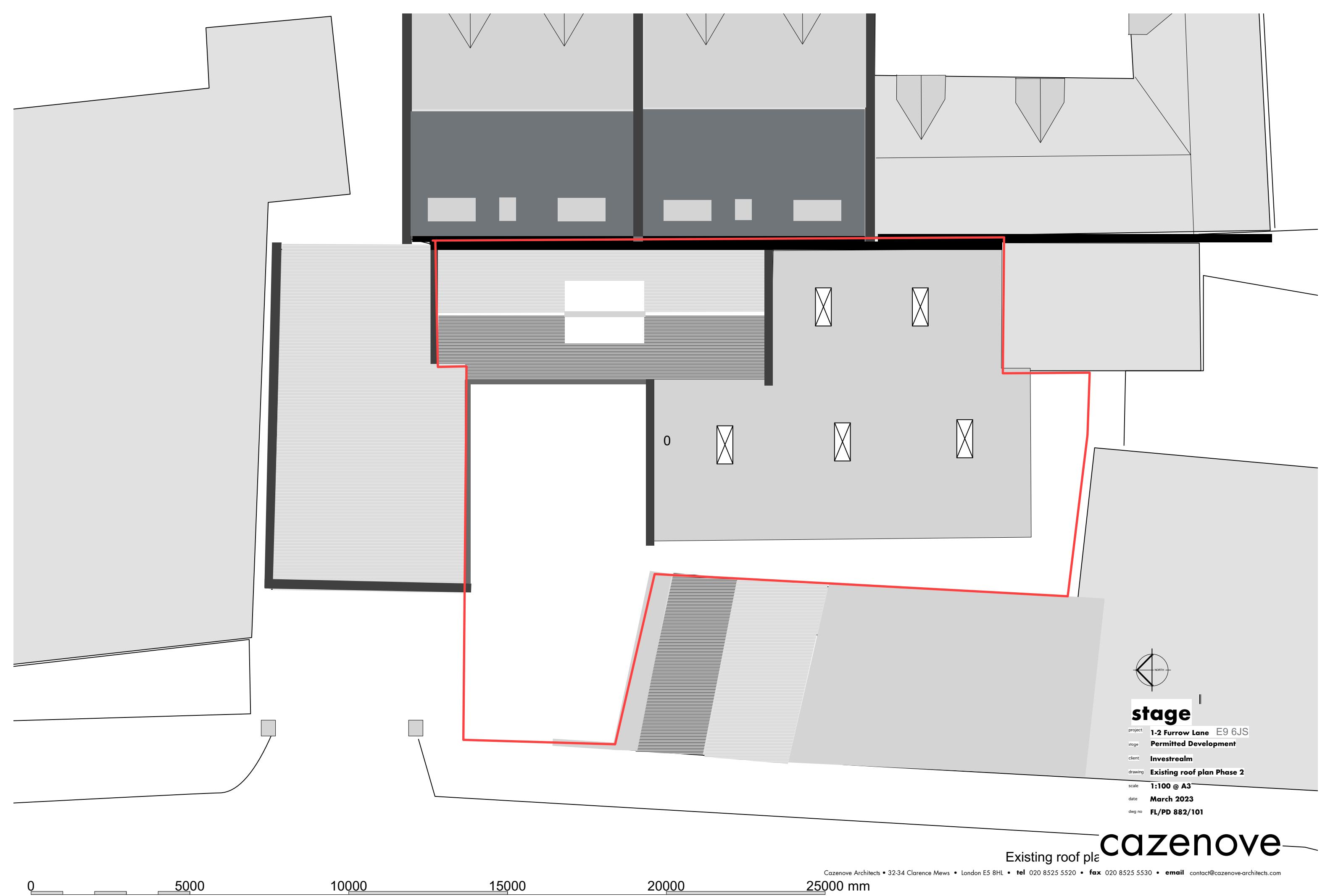
stage
project 1-2 Furrow Lane E9 6JS
stage Permitted Development
client Investrealm
drawing Proposed Plans phase 1
scale 1:100 @ A3
date March 2023
dwg no FL/PD 881/100

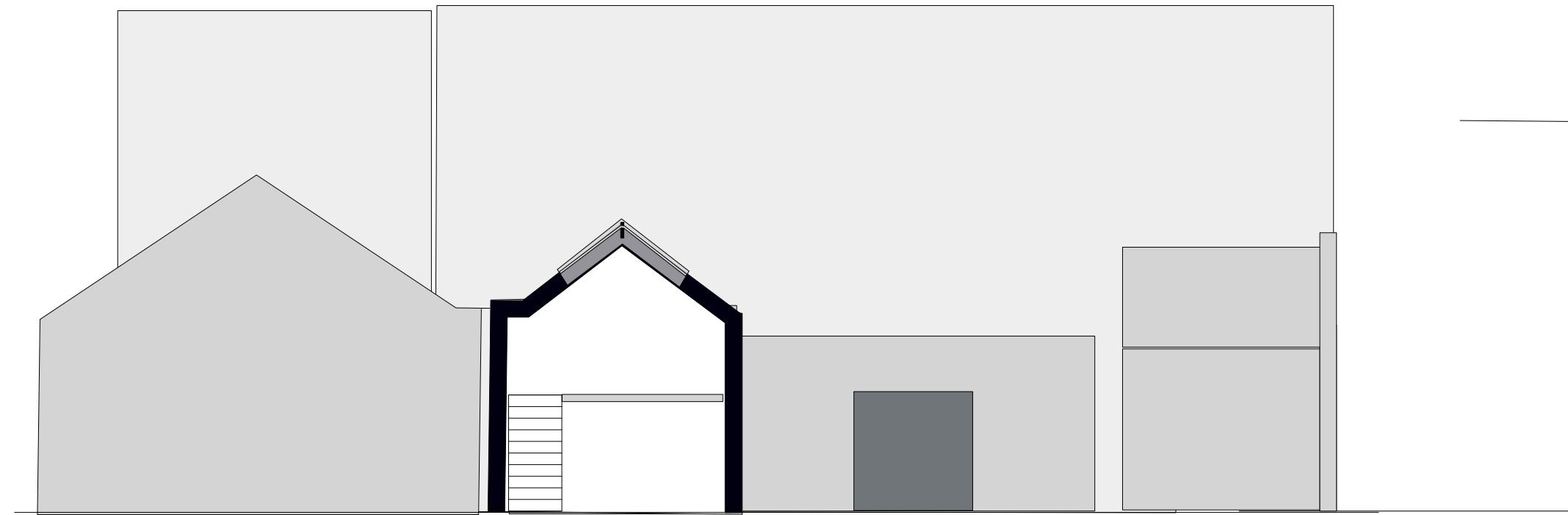
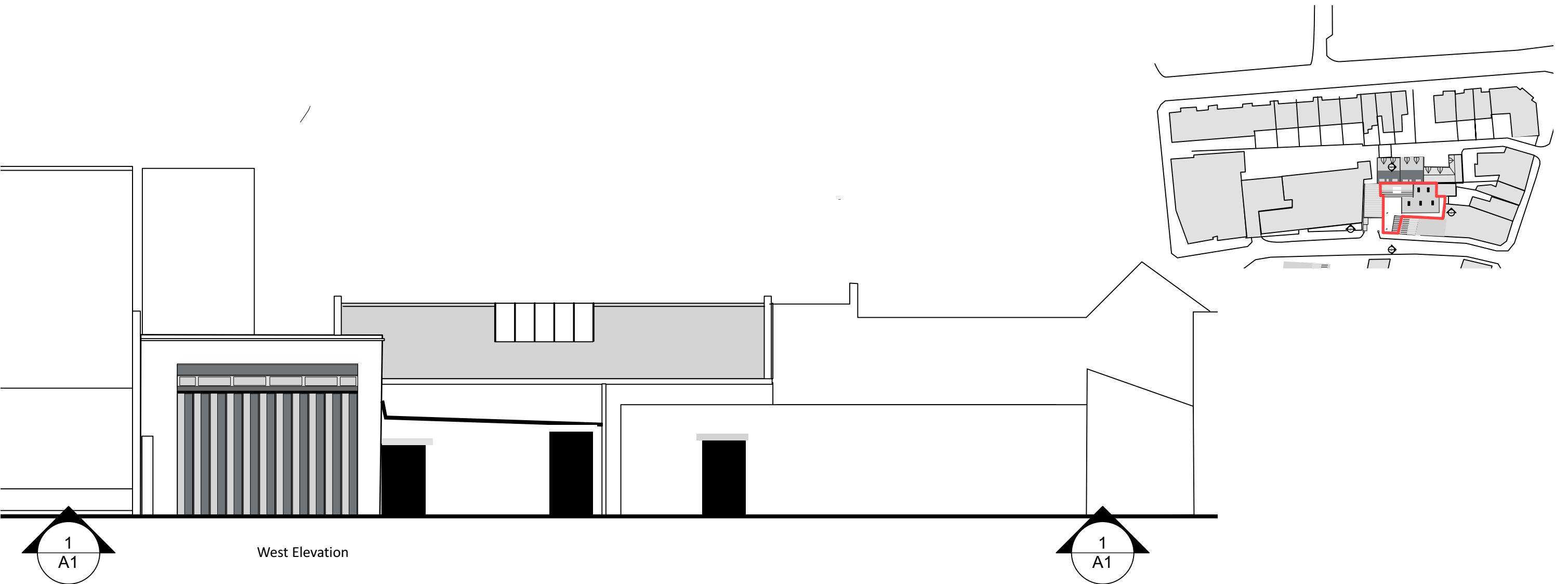
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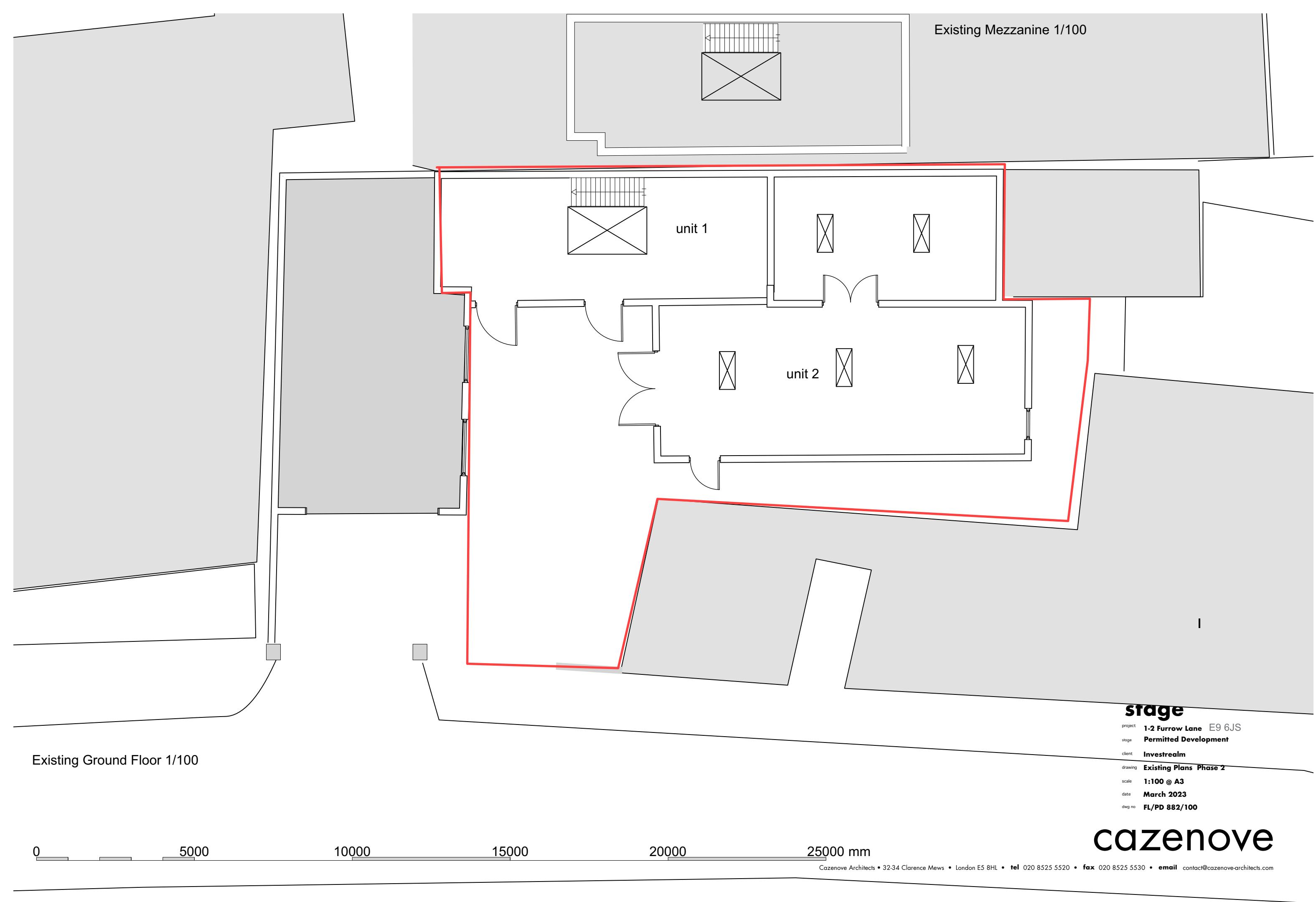


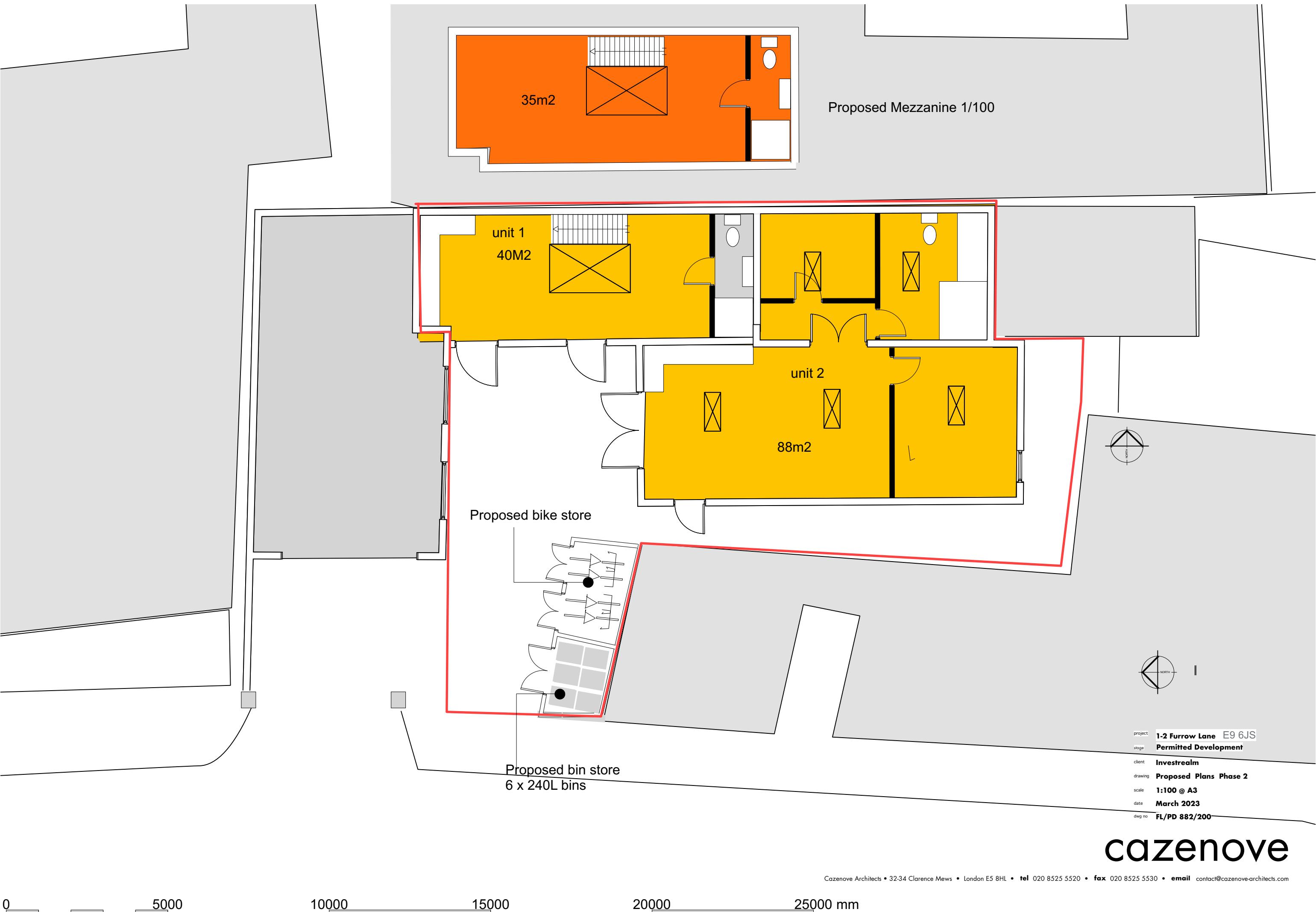


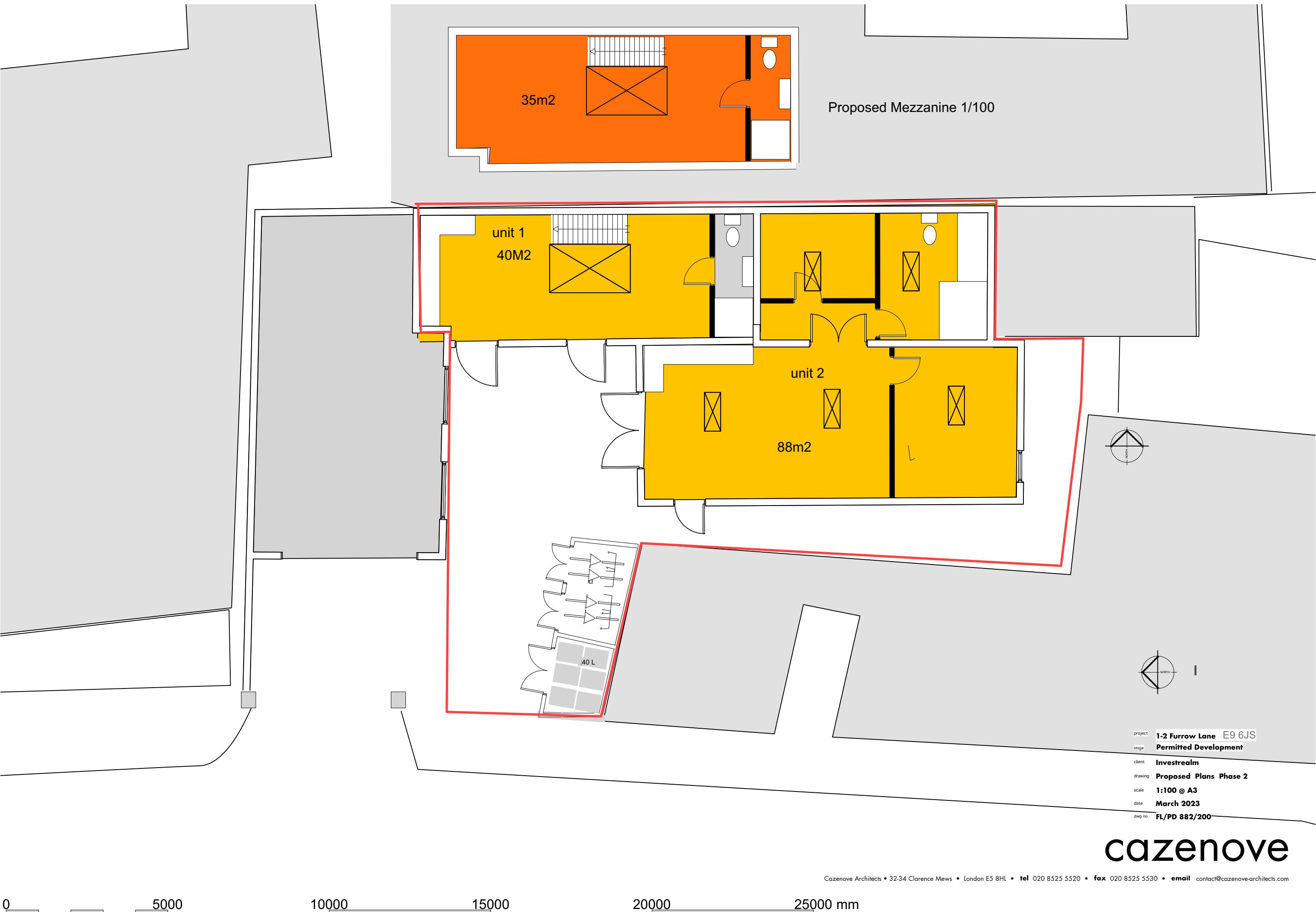


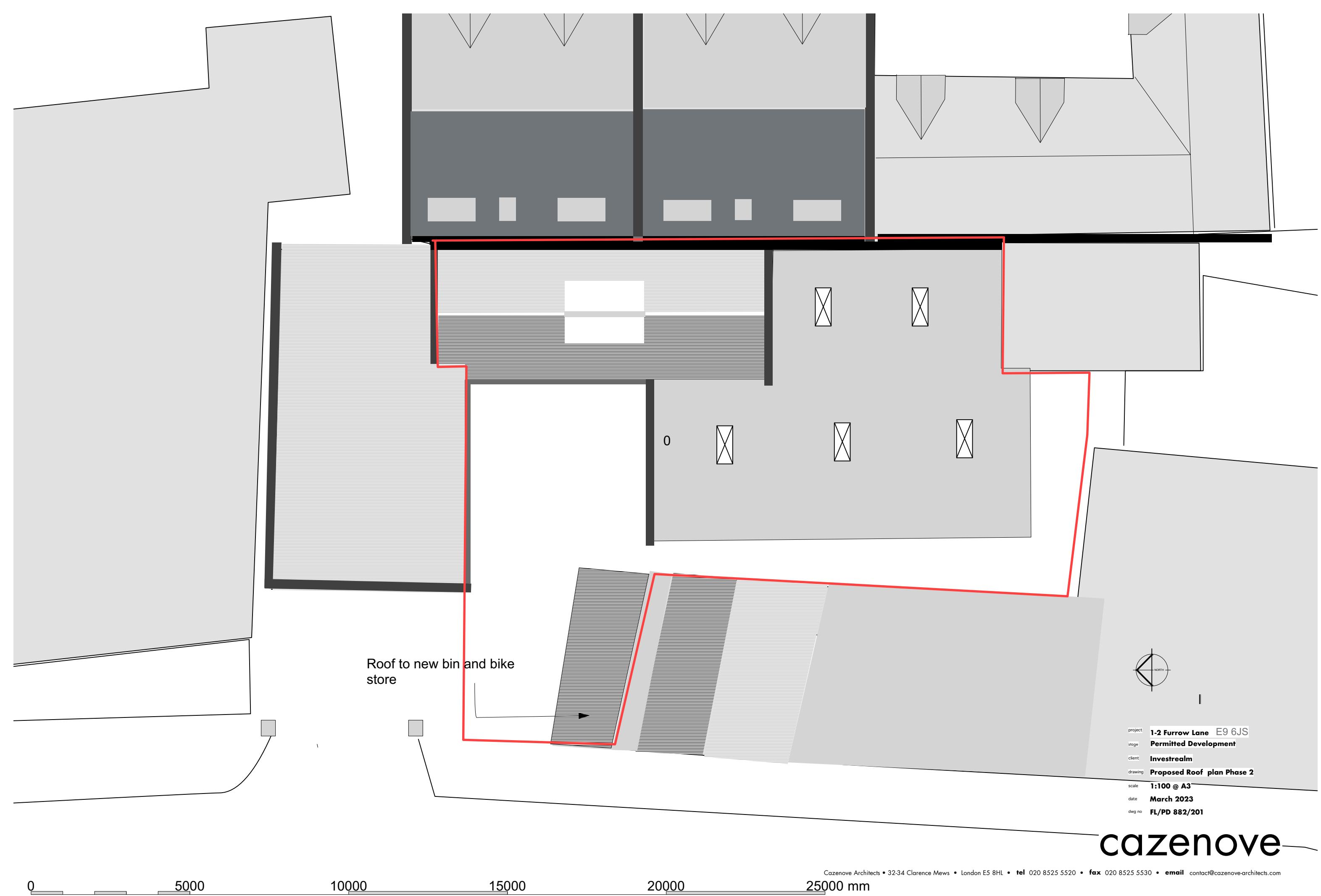
South elevation

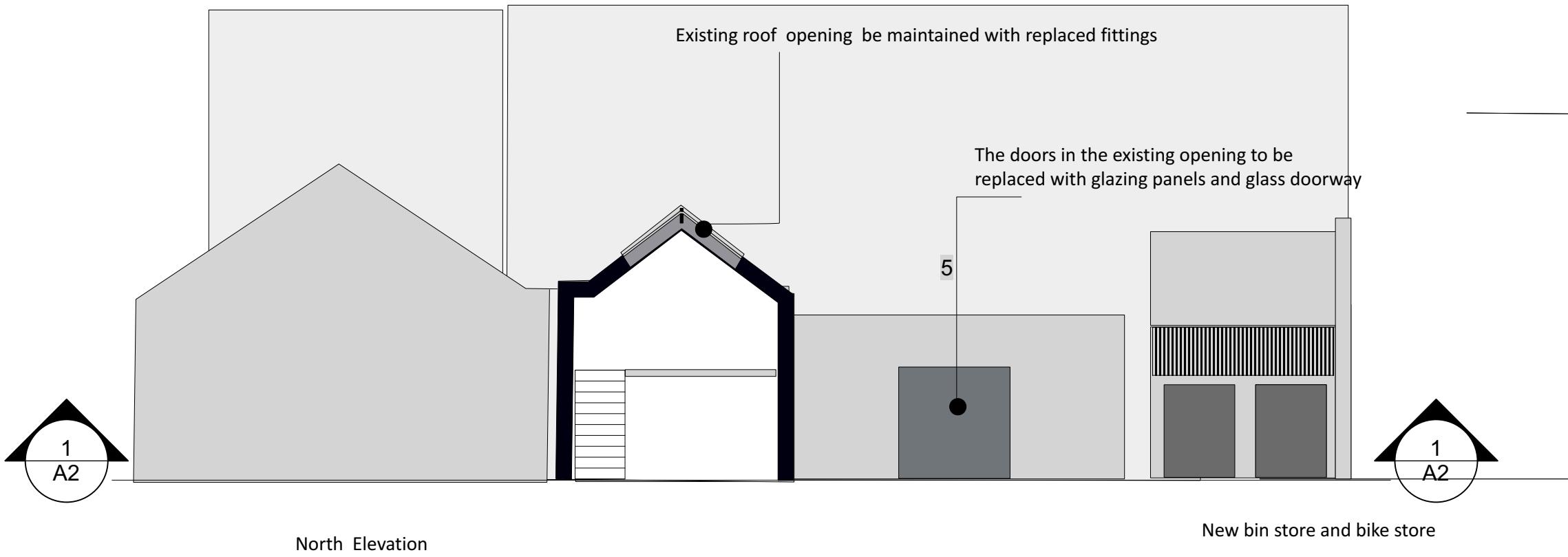
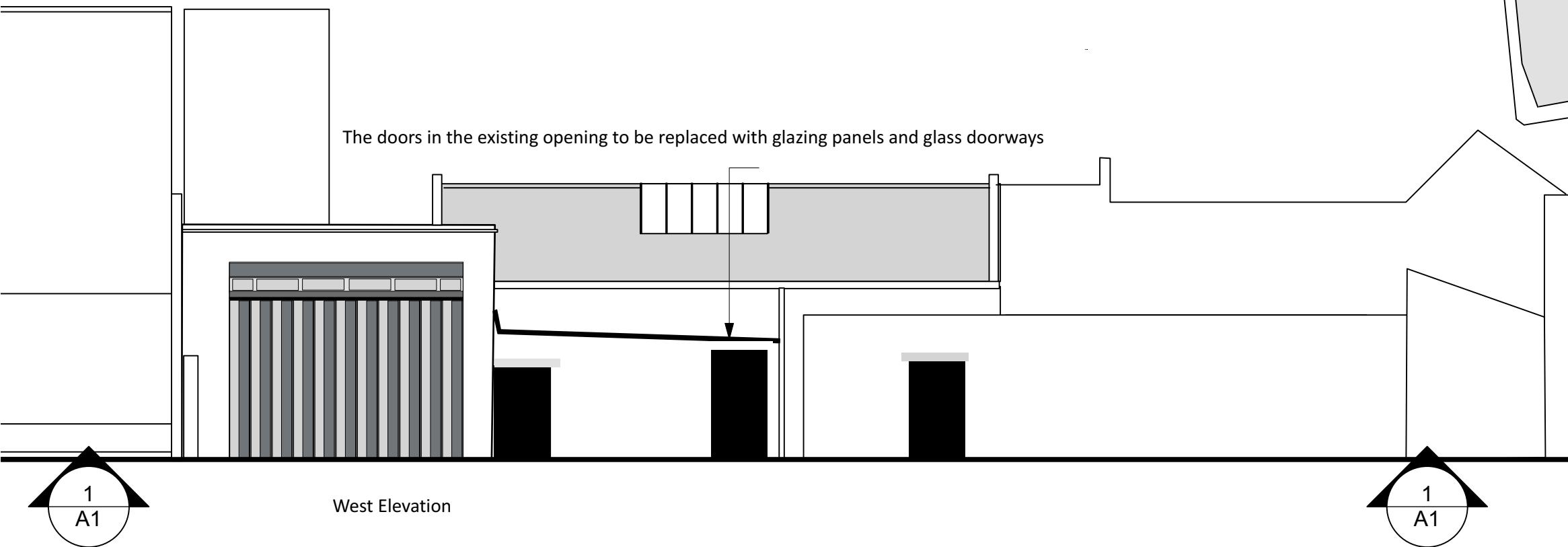
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project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Proposed West and North Elevations Phase 2**
 scale **1:100 A3**
 date **March 2023**
 dwg no **FL/PD 882/202**

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