



## Old Mill House & The Studio

1-2 Furrow Lane, London, E9 6JS

### For Sale - A Unique Residential Development opportunity in Hackney, E9.

**807 to 1,754 sq ft**  
(74.97 to 162.95 sq m)

- Freehold site comprising an extended former Mill
- Permitted development rights for 2 unique residential units comprising 1,754 Sq. Ft.
- Significant further development potential to improve the PD scheme or to extend significantly (stp)

# Old Mill House & The Studio, 1-2 Furrow Lane, London, E9 6JS

## Summary

<b>Available Size</b>	807 to 1,754 sq ft
<b>Price</b>	Offers in excess of £700,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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.

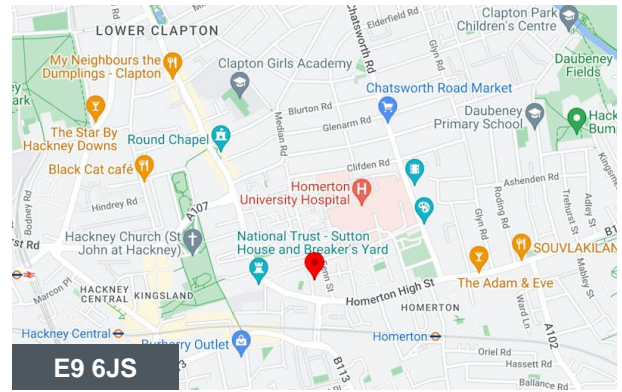
## Accommodation

The accommodation comprises the following areas:

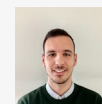
Name	sq ft	sq m
Building - Old Mill House Proposed	807	74.97
Building - The Studio Proposed	947	87.98
<b>Total</b>	<b>1,754</b>	<b>162.95</b>

## Viewings

By prior appointment with the sole agents, Fyfe Mcdade.

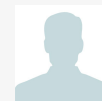


## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Andrew Browne

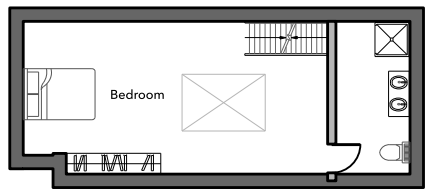
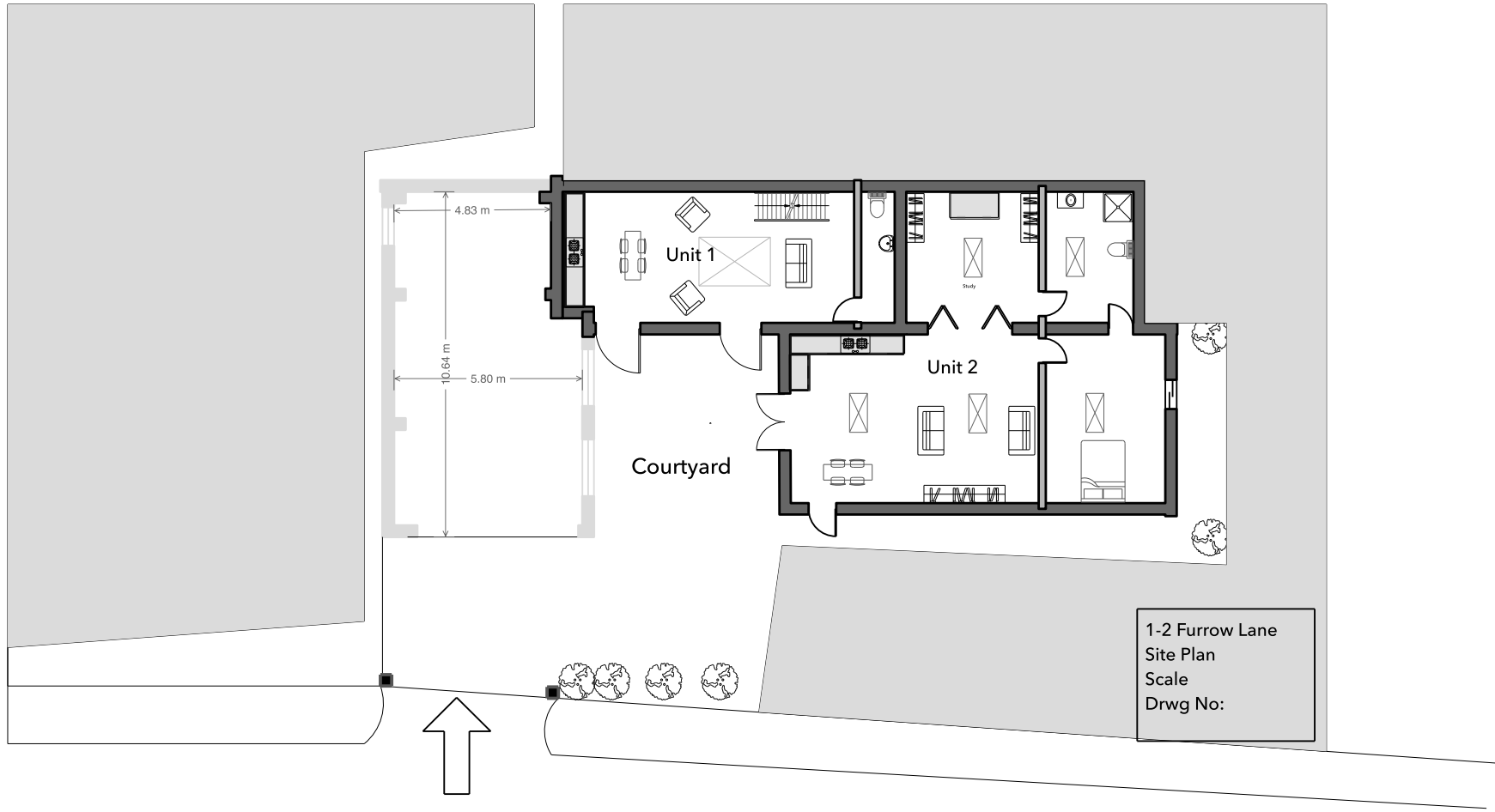
020 7613 4044  
andrew@fyfemcdade.com

## **Terms**

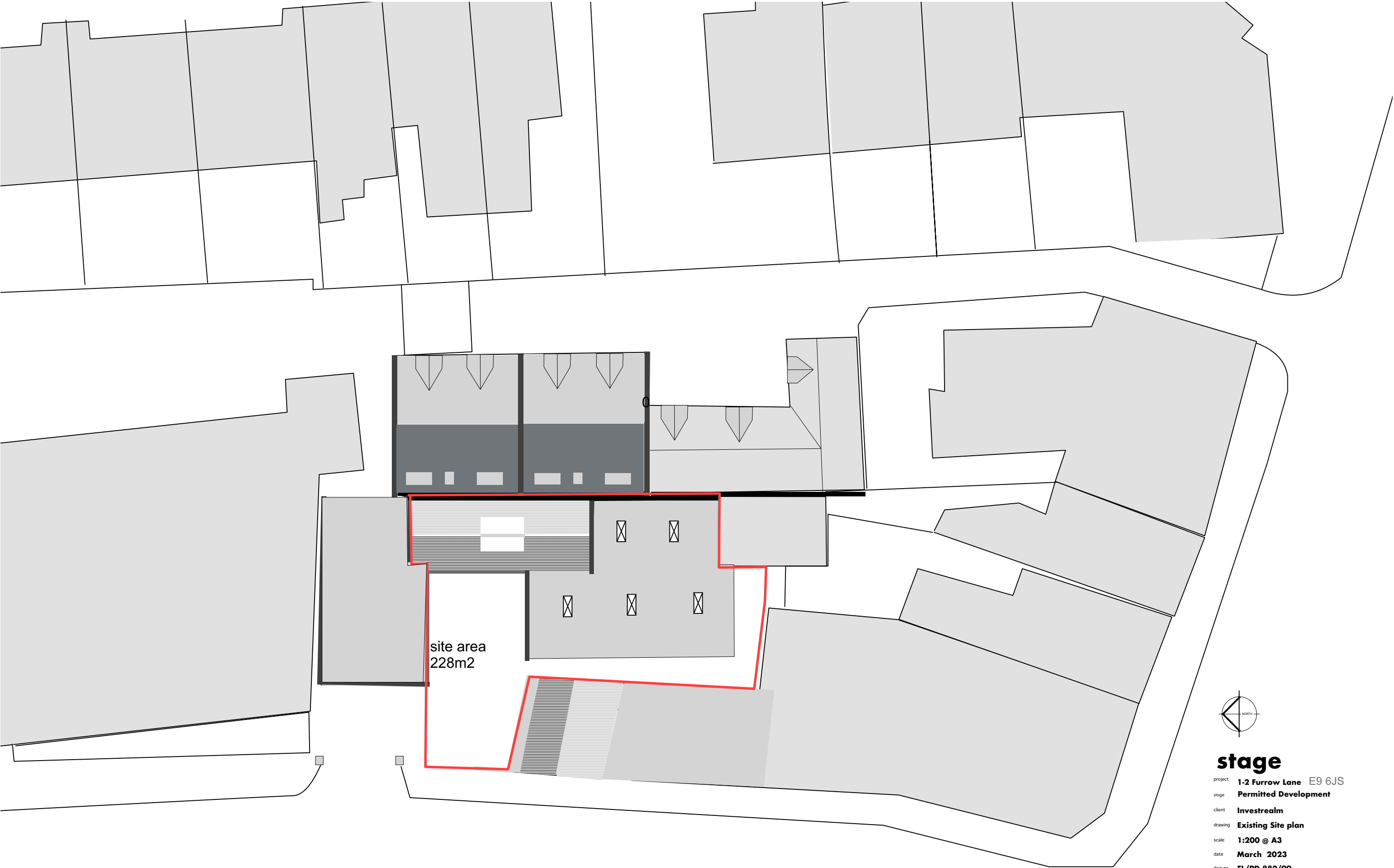
Unconditional offers are being sought for the freehold interest at an asking price of £700,000. Full vacant possession will be available upon completion.

## **Planning**

The site has a permitted development application submitted for each existing unit. One of the applications is approved, subject to the signing of the S106 agreement. The other application has been validated by Hackney Council with a decision is expected soon. Full details can be found via Hackney Council planning portal under references 2023/1497 & 2023/0768. In addition, our clients have received a positive pre-app response supporting the redevelopment of the warehouse unit on at least 3 floors reflecting the height and scale of the adjacent Alvares House development. We are of the opinion that the site would support further development for multiple residential units subject to additional planning permission.



First Floor



site area  
228m2

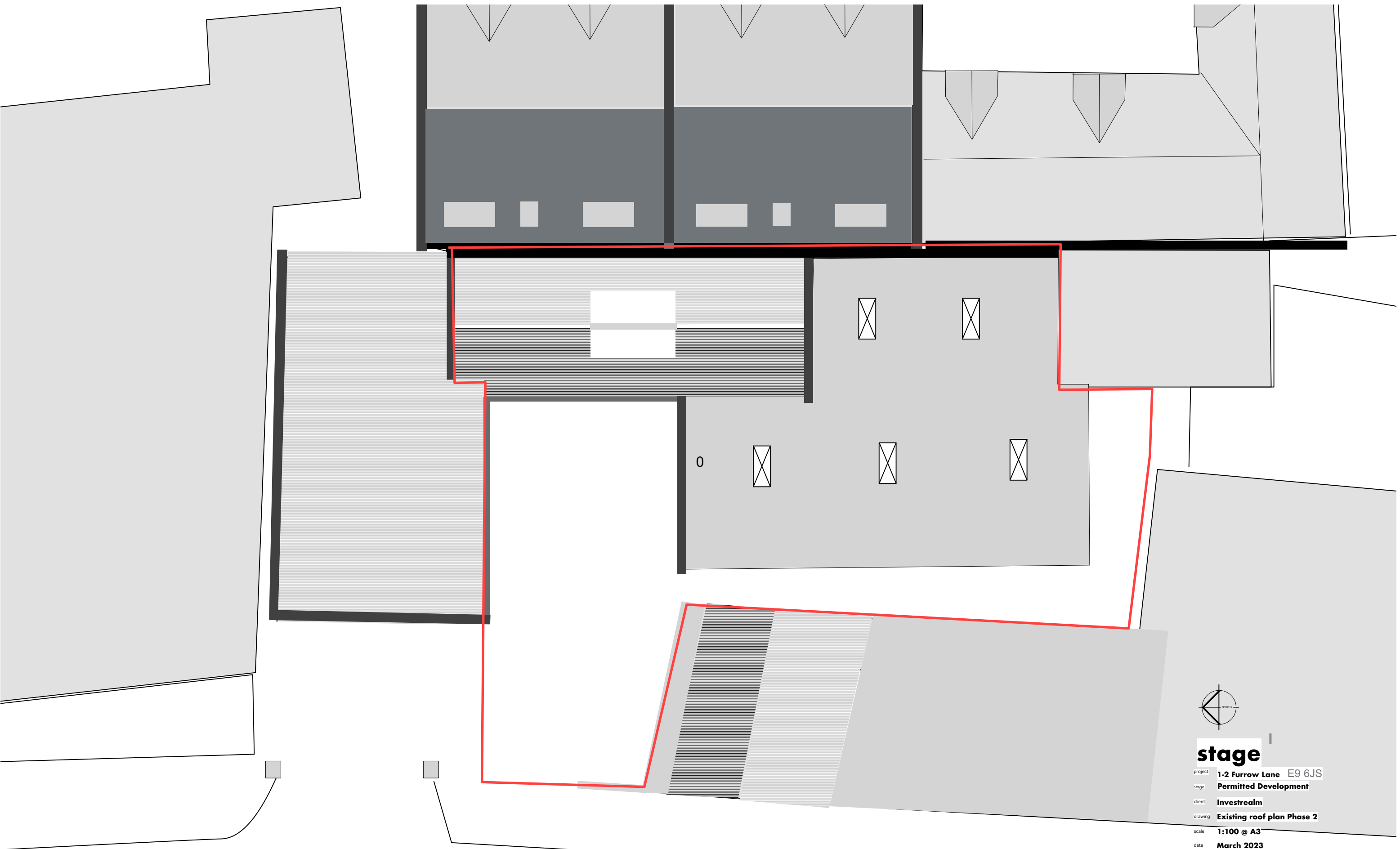


### stage

project **1-2 Furrow Lane E9 6JS**  
stage **Permitted Development**  
client **Investreal**  
drawing **Existing Site plan**  
scale **1:200 @ A3**  
date **March 2023**  
dwg no **FL/PD 882/99**

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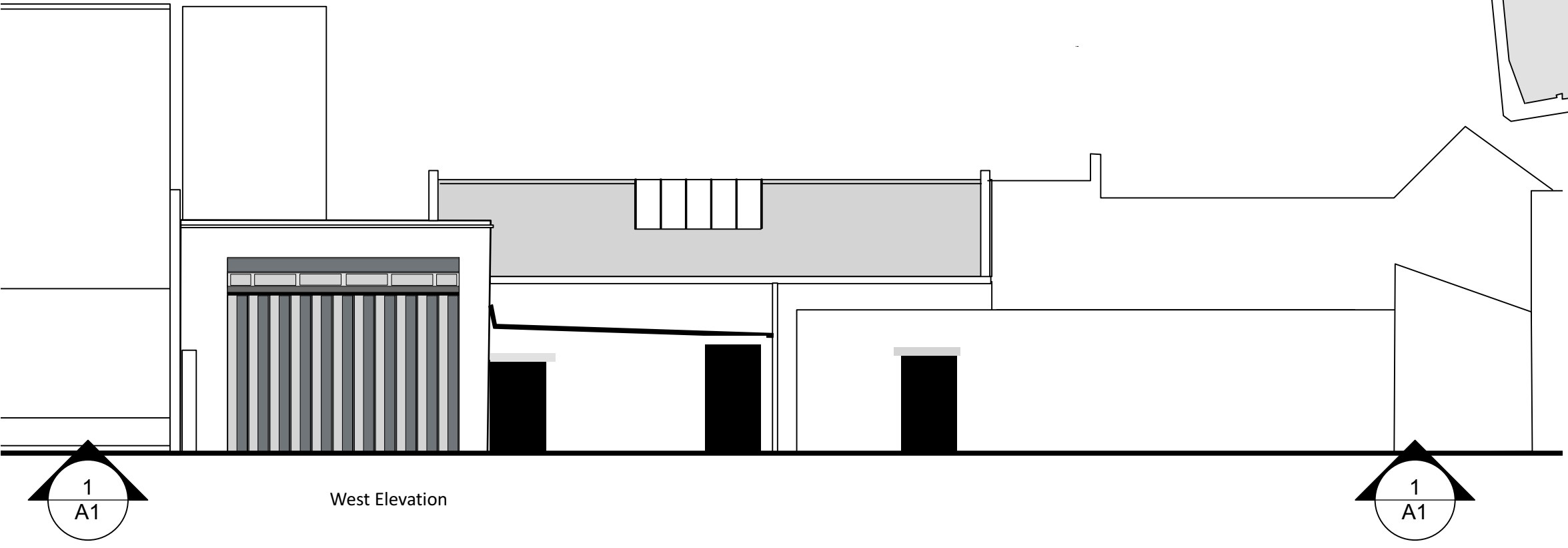
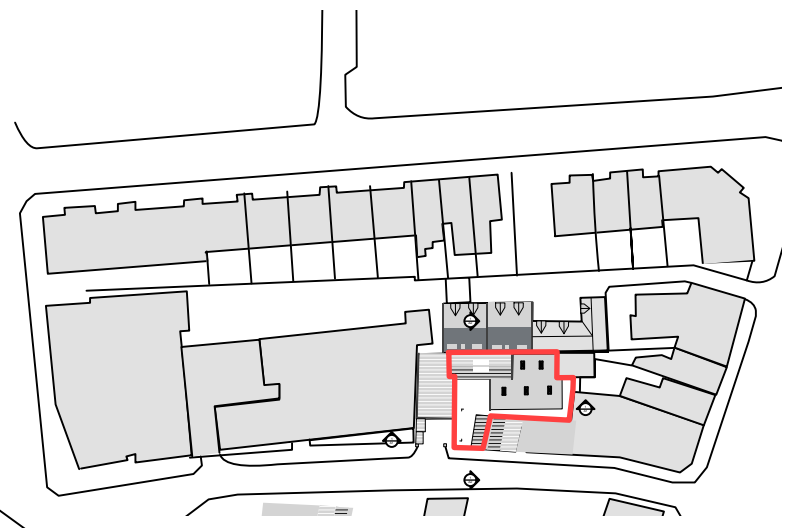
**stage**

project **1-2 Furrow Lane E9 6JS**  
 stage **Permitted Development**  
 client **Investrealm**  
 drawing **Existing roof plan Phase 2**  
 scale **1:100 @ A3**  
 date **March 2023**  
 dwg no **FL/PD 882/101**

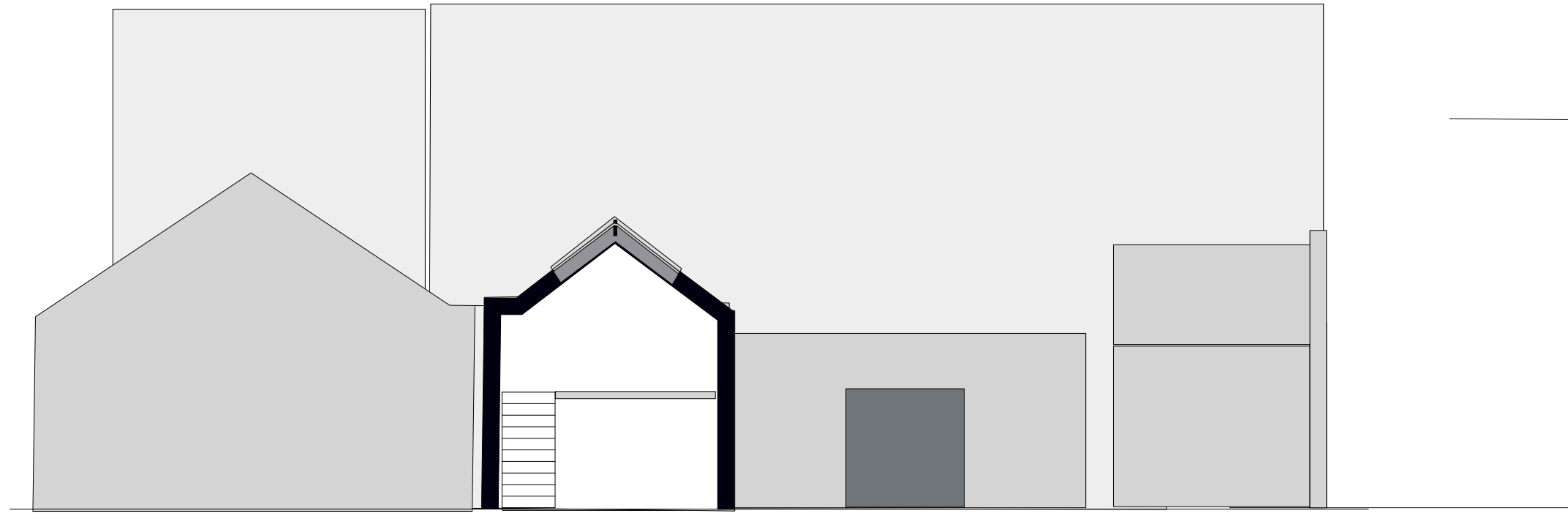


Existing roof plan **cazenove**

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West Elevation

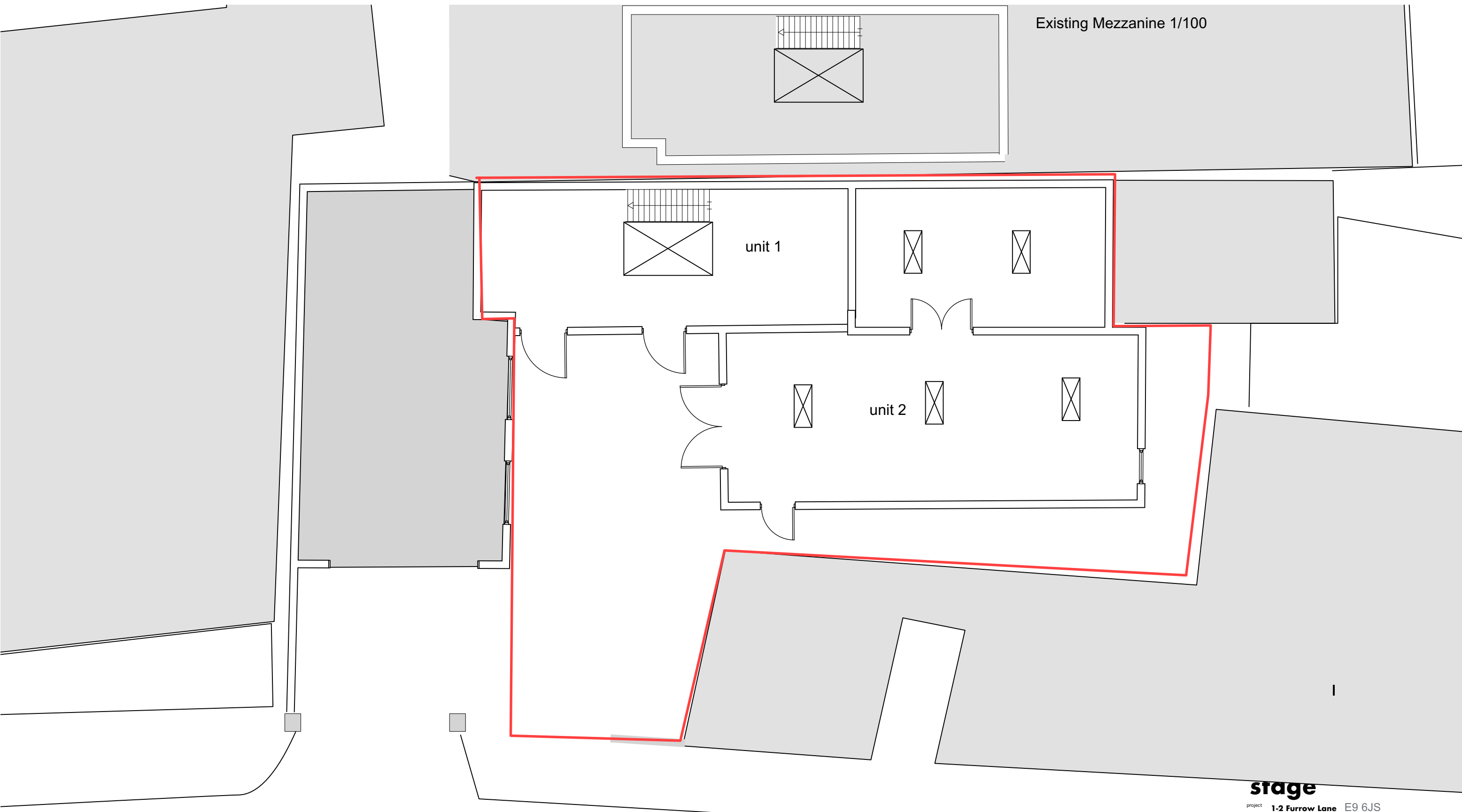


South elevation



project **1-2 Furrow Lane E9 6JS**  
 stage **Permitted Development**  
 client **Investrealm**  
 drawing **Existing West and North Elevations Phase 2**  
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 date **March 2023**  
 dwg no **FL/PD 882/102**

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Existing Mezzanine 1/100

Existing Ground Floor 1/100

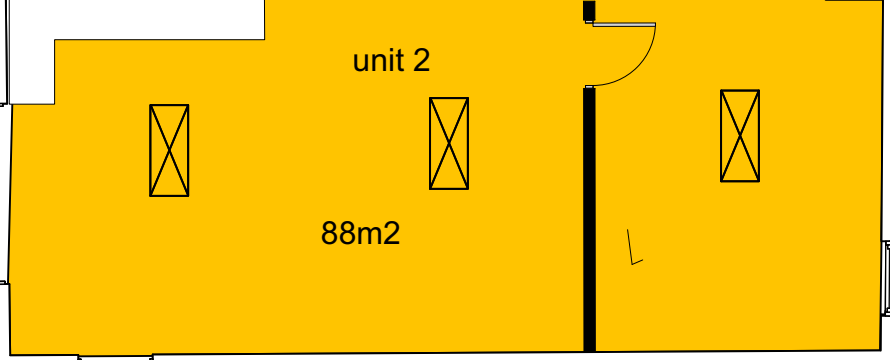
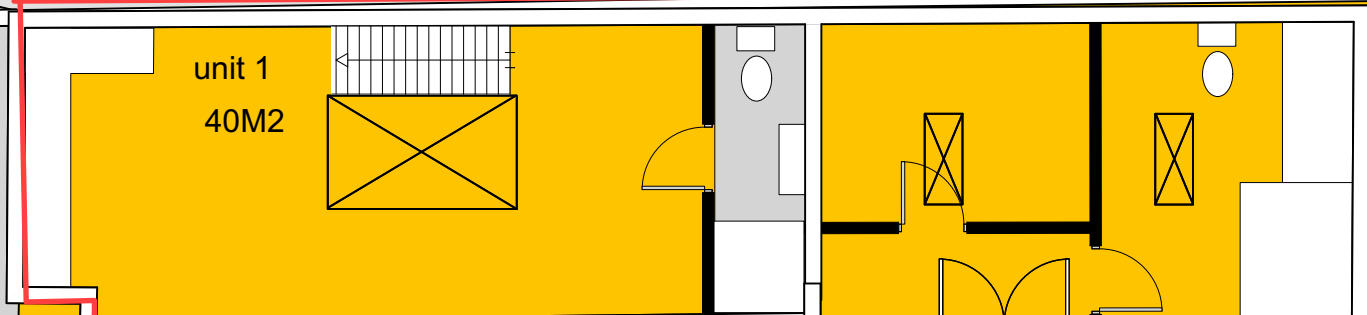
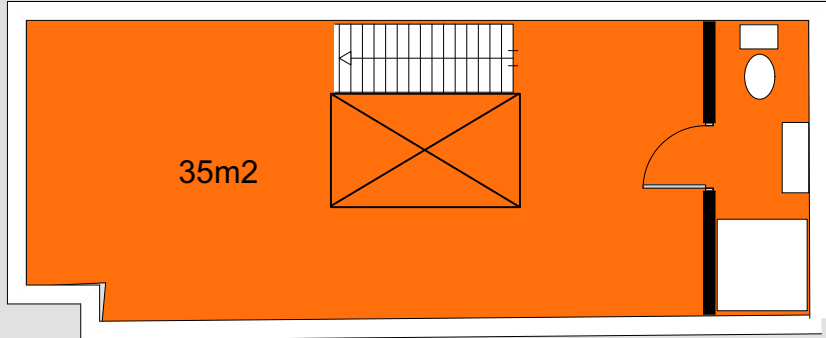
**stage**

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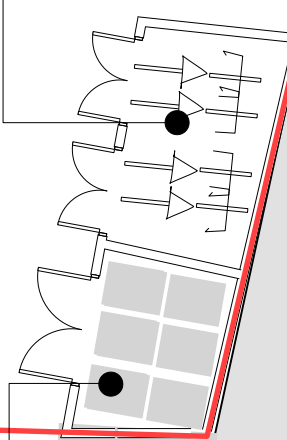


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Proposed bike store

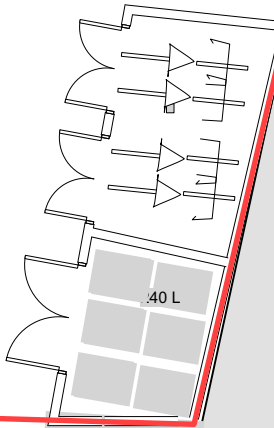
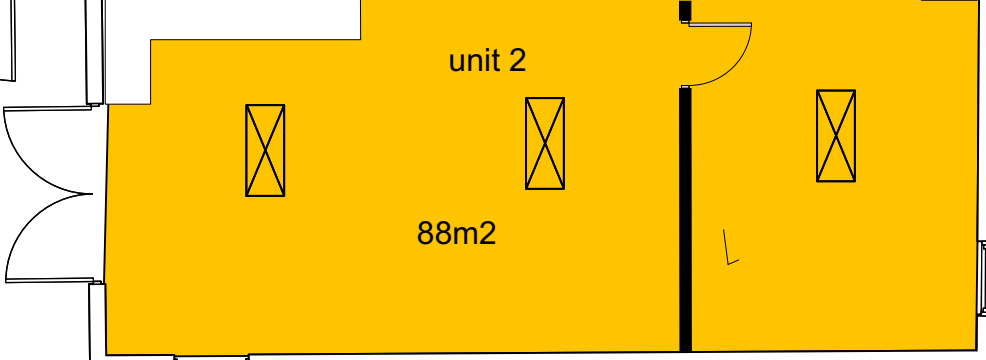
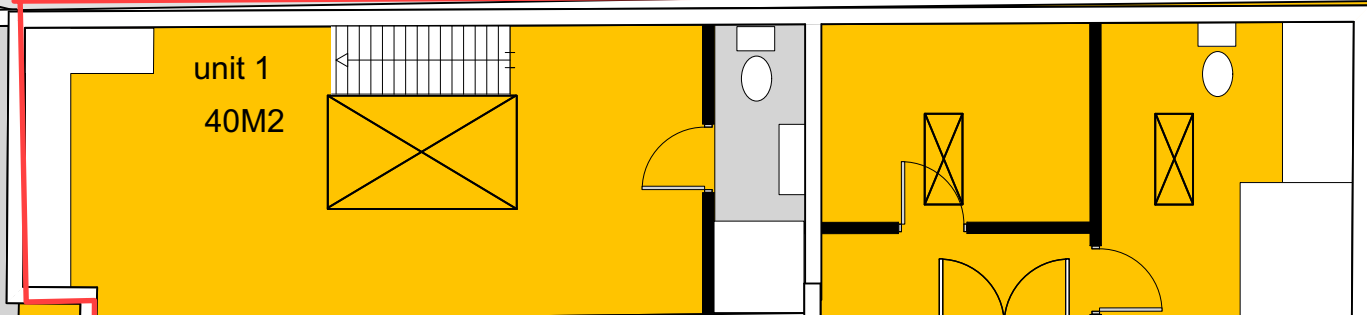
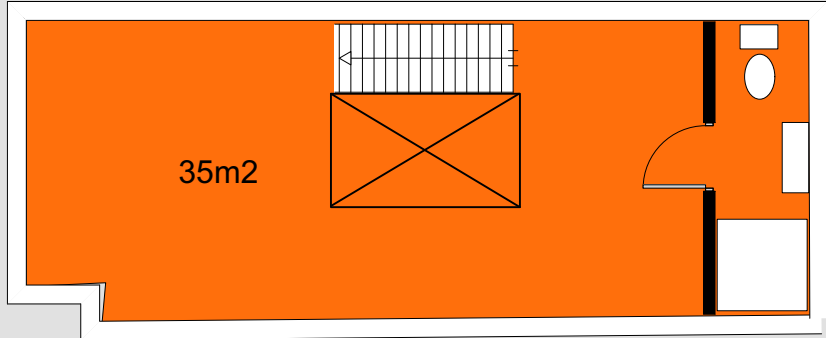


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 scale **1:100 @ A3**  
 date **March 2023**  
 dwg no **FL/PD 882/200**

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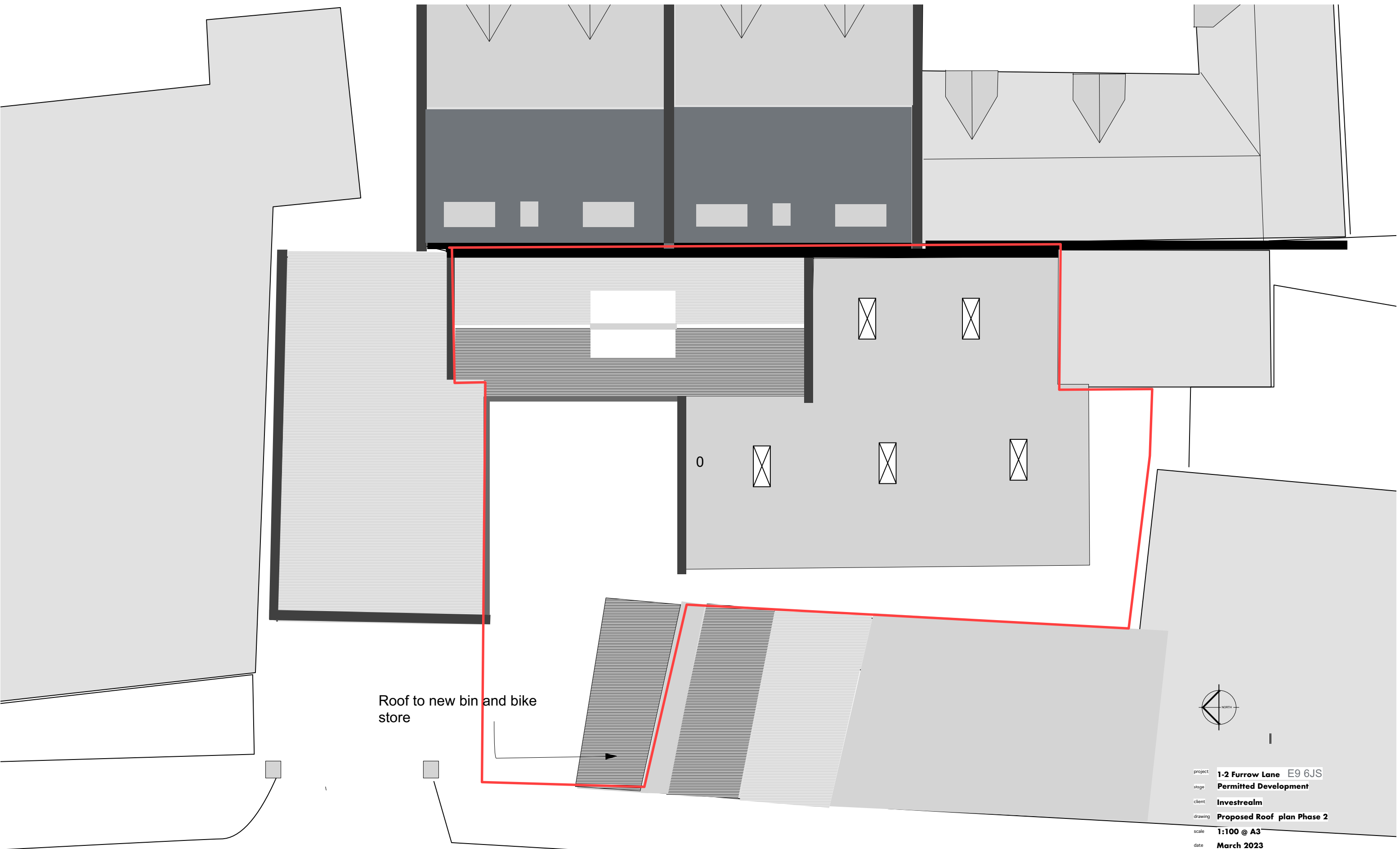


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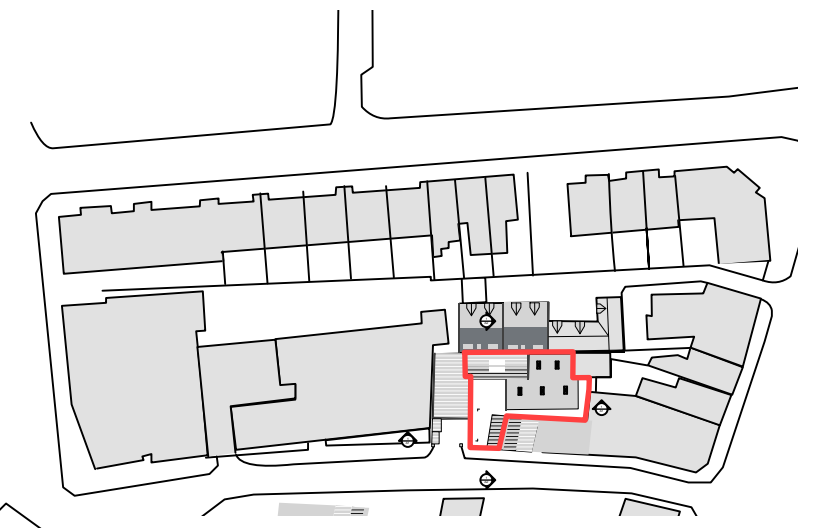
Roof to new bin and bike store



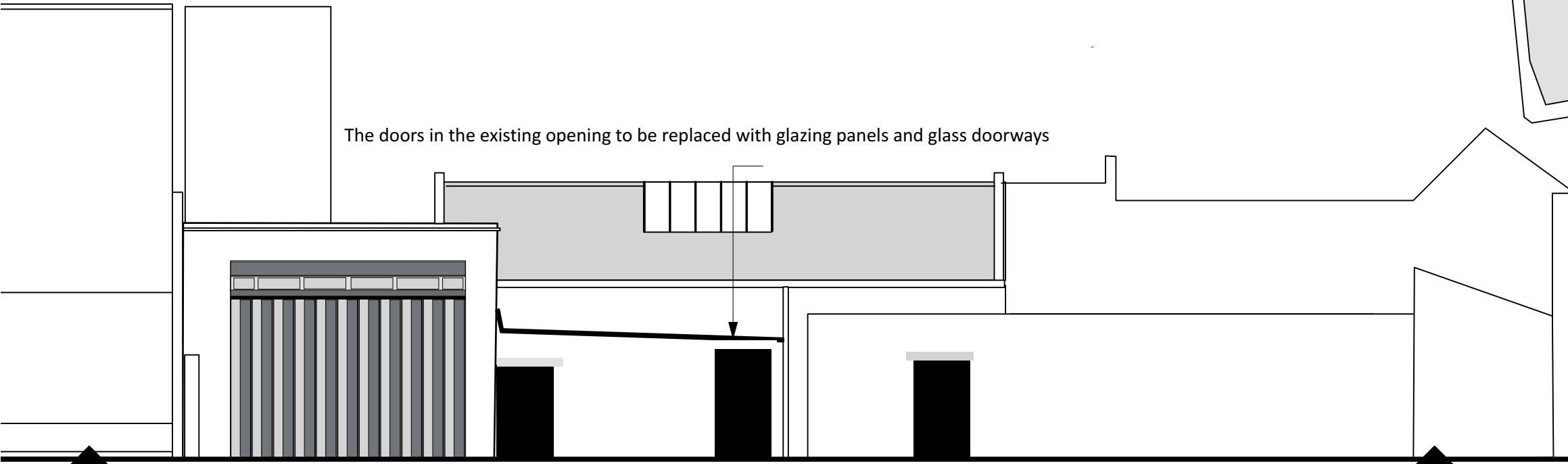
project **1-2 Furrow Lane E9 6JS**  
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 client **Investrealm**  
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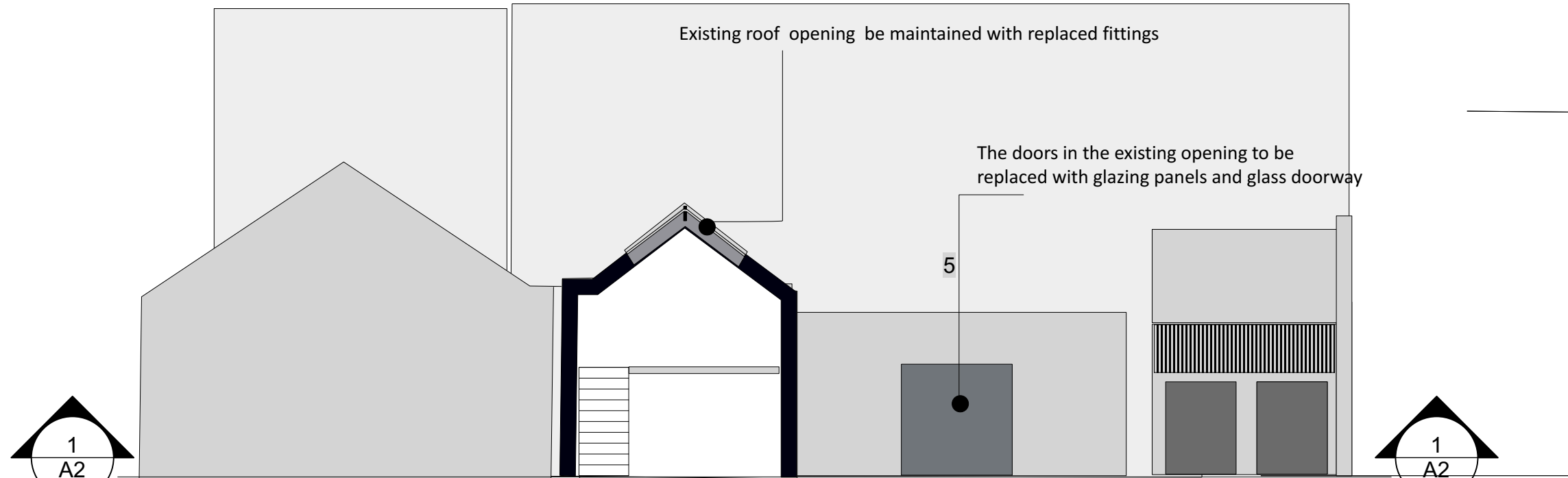
The doors in the existing opening to be replaced with glazing panels and glass doorways



West Elevation

Existing roof opening be maintained with replaced fittings

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



North Elevation

New bin store and bike store

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 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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