



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)

1-2 Furrow Lane, London, E9 6JS

Summary

Available Size	3,400 sq ft
Price	Offers in excess of £1,200,000.00
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.

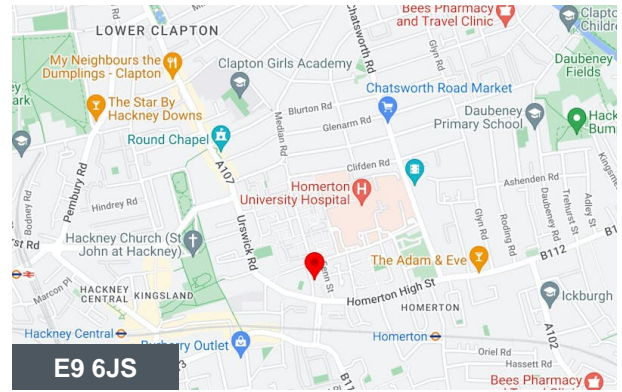
Accommodation

The accommodation comprises the following areas:

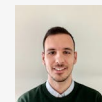
Name	sq ft	sq m
Building - Warehouse Conversion Proposed	1,000	92.90
Building - Old Mill House Proposed	807	74.97
Building - The Studio Proposed	947	87.98
Total	2,754	255.85

Terms

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



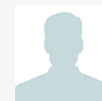
Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

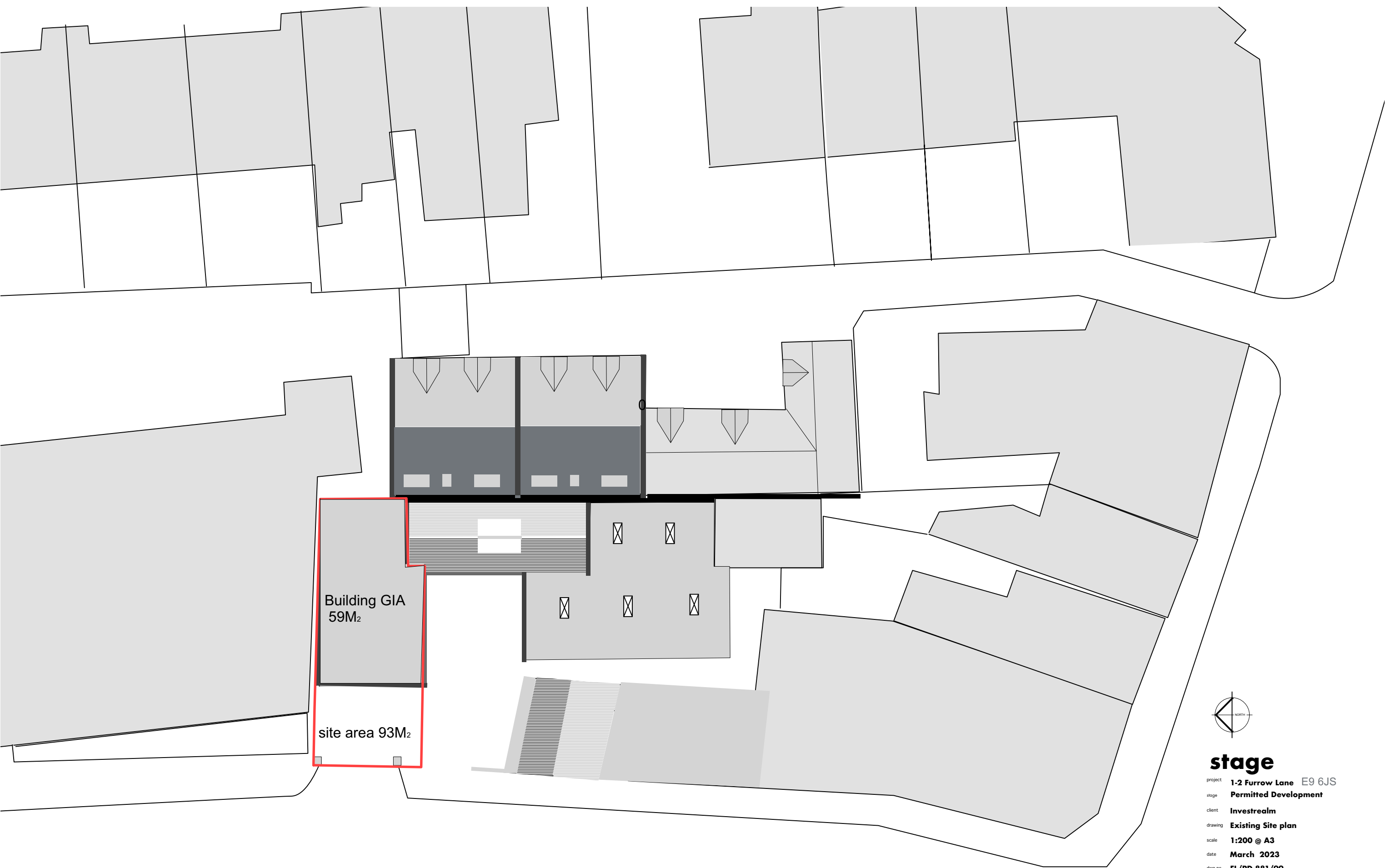
george@fyfemcdade.com



Andrew Browne

020 7613 4044

andrew@fyfemcdade.com

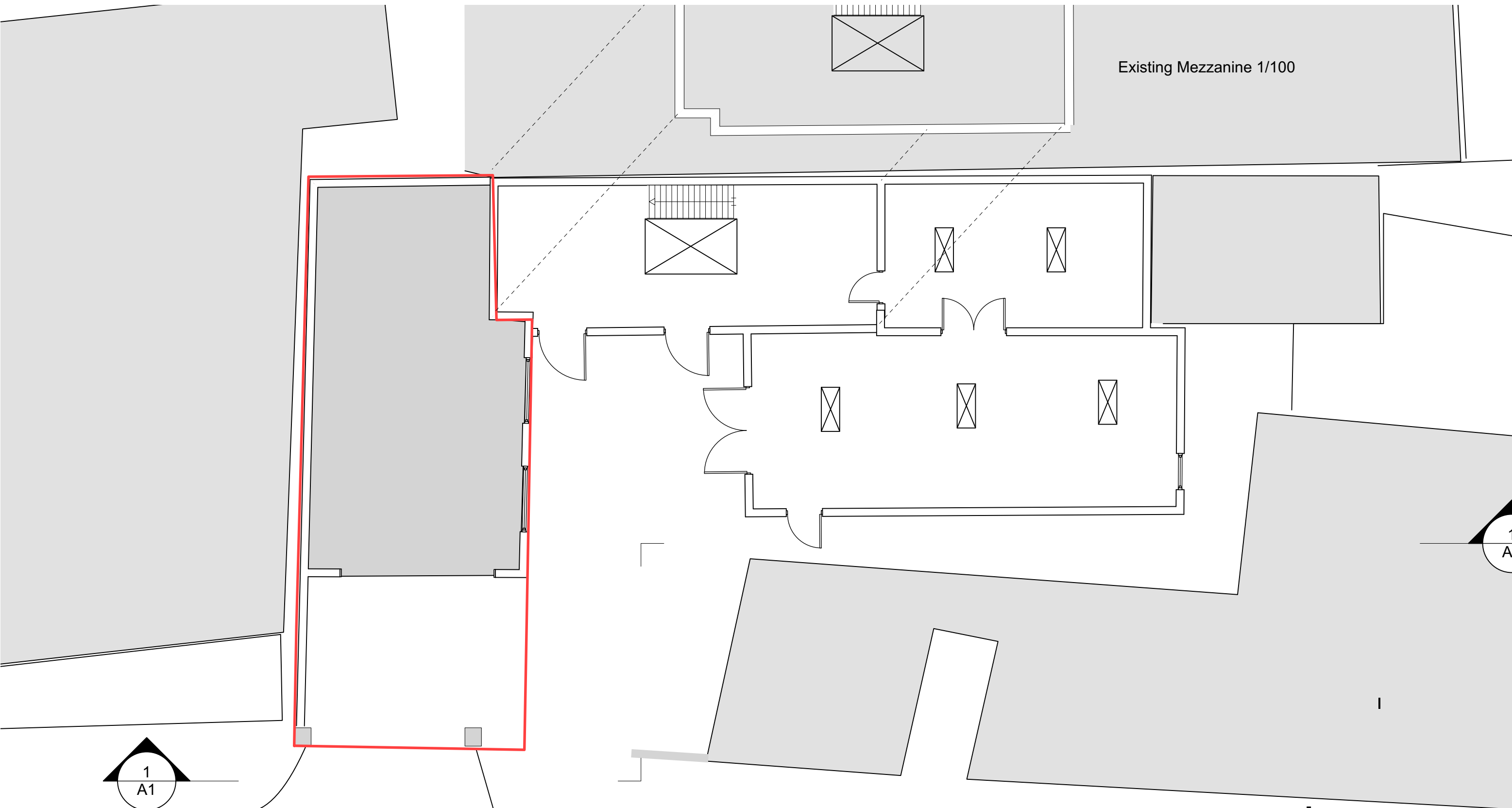


stage

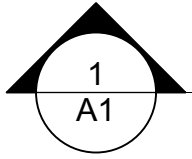
project **1-2 Furrow Lane E9 6JS**
stage **Permitted Development**
client **Investrealm**
drawing **Existing Site plan**
scale **1:200 @ A3**
date **March 2023**
dwg no **FL/PD 881/99**

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Existing Mezzanine 1/100



Existing Ground Floor 1/100

stage
 project 1-2 Furrow Lane E9 6JS
 stage Permitted Development
 client Investrealm
 drawing Existing Plans
 scale 1:100 @ A3
 date March 2023
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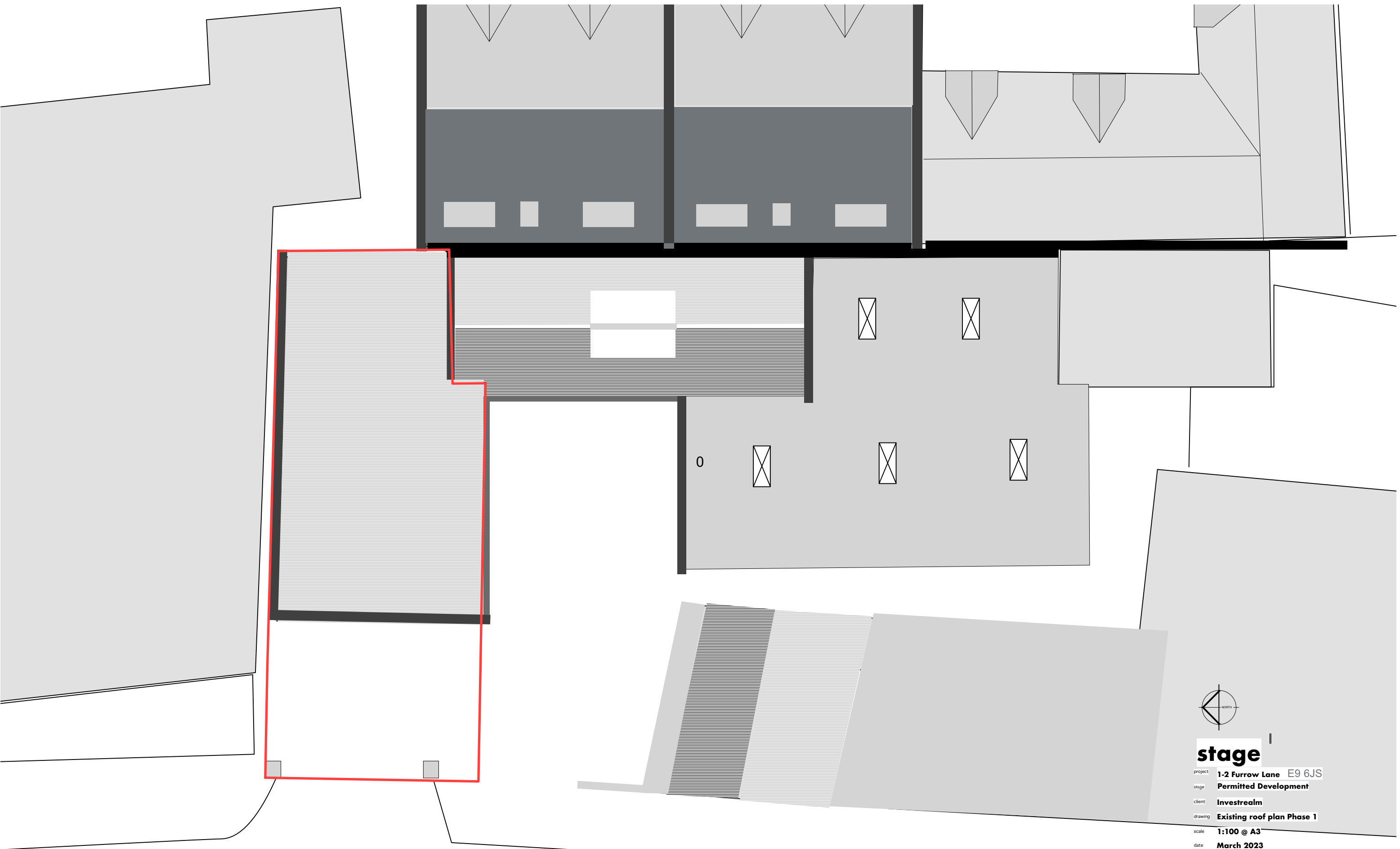


Existing Ground Floor 1/100

Scale

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stage

project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investream**
 drawing **Existing roof plan Phase 1**
 scale **1:100 @ A3**
 date **March 2023**
 dwg no **FL/PD 881/101**

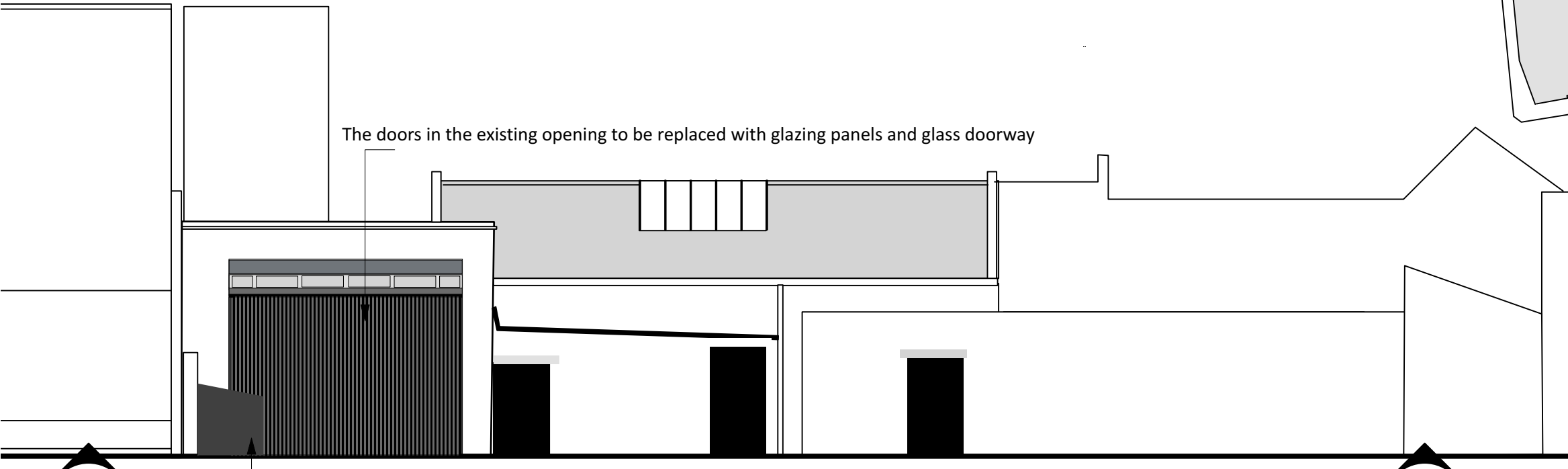
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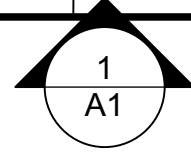
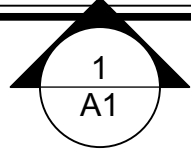
Existing roof plan **cazenove**



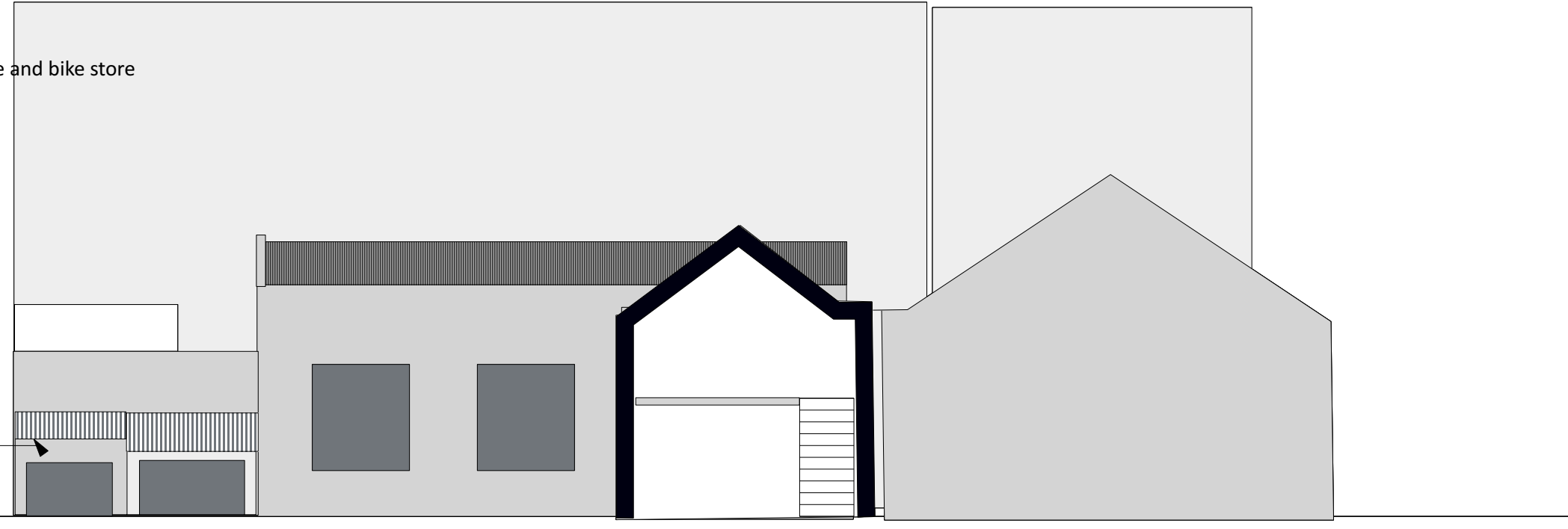
The doors in the existing opening to be replaced with glazing panels and glass doorway



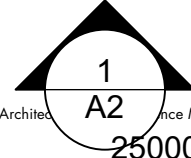
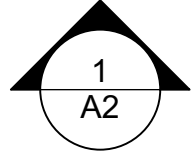
West Elevation



New bin store and bike store



South elevation

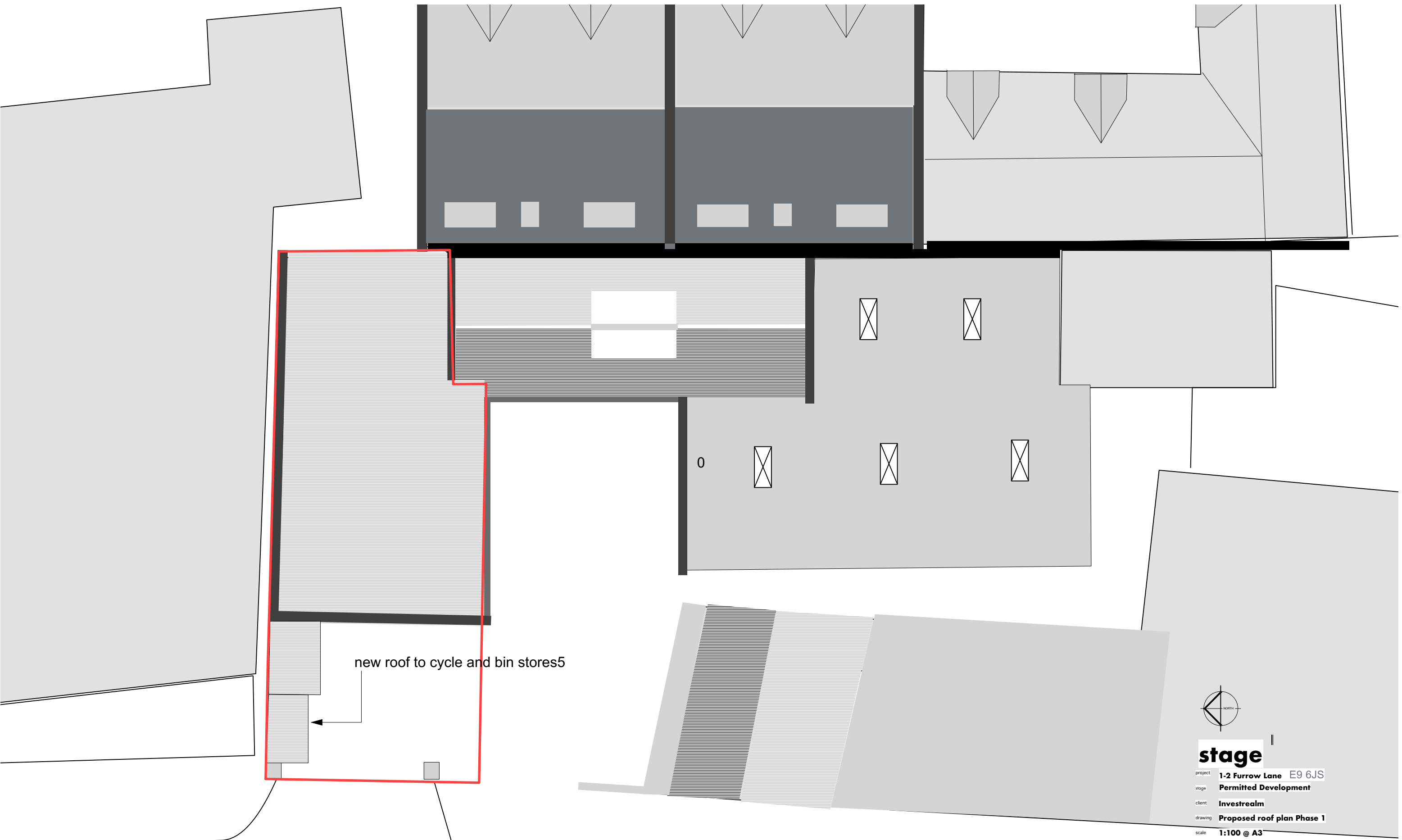


project **1-2 Furrow Lane E9 6JS**
 stage **Permitted Development**
 client **Investrealm**
 drawing **Proposed West and South Elevations**
 scale **1:100 A3**
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 dwg no **FL/PD 881/202**

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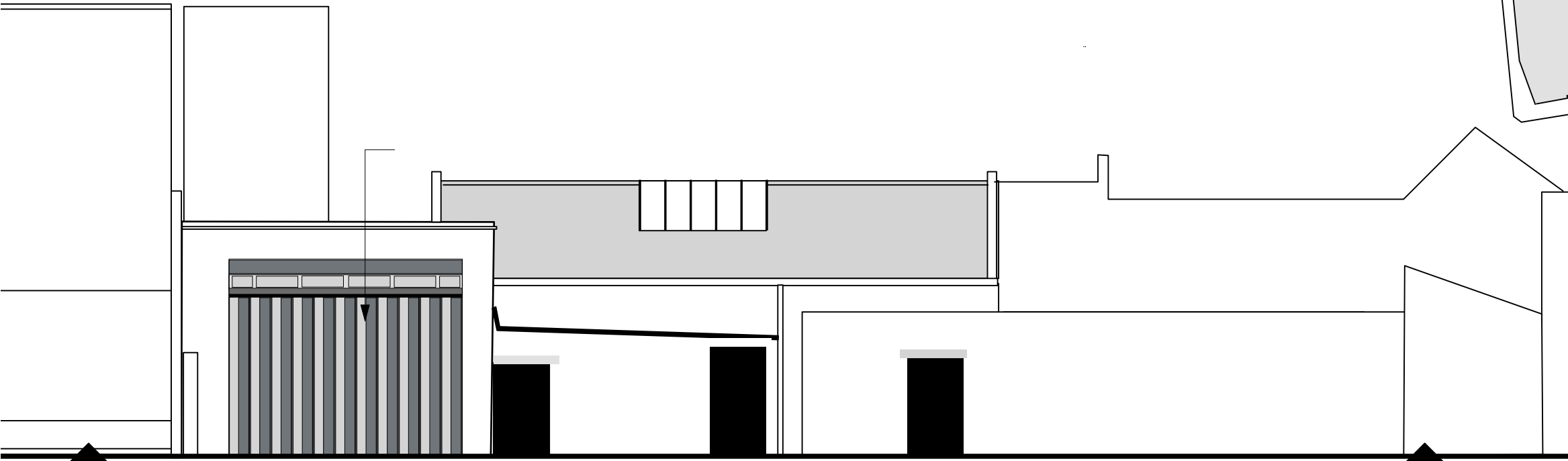
new roof to cycle and bin stores5

Proposed roof plan 1/100

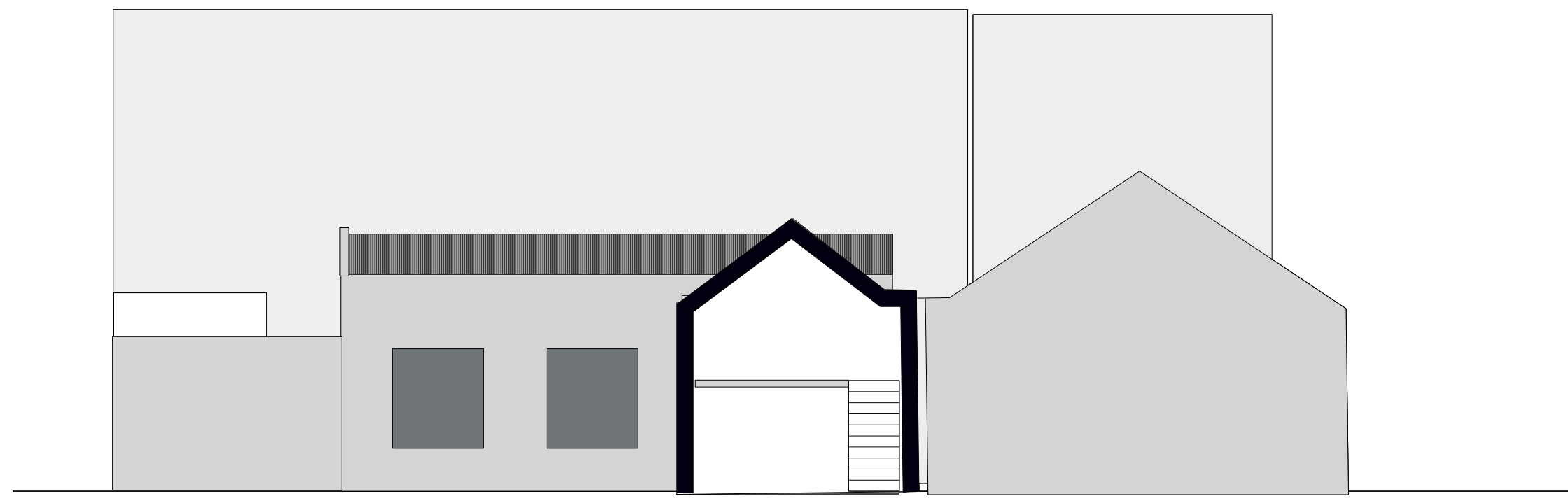
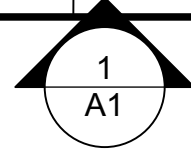
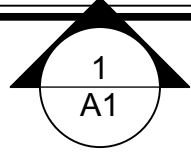


stage
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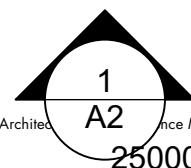
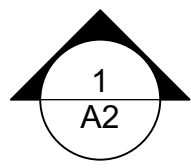
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West Elevation



South elevation

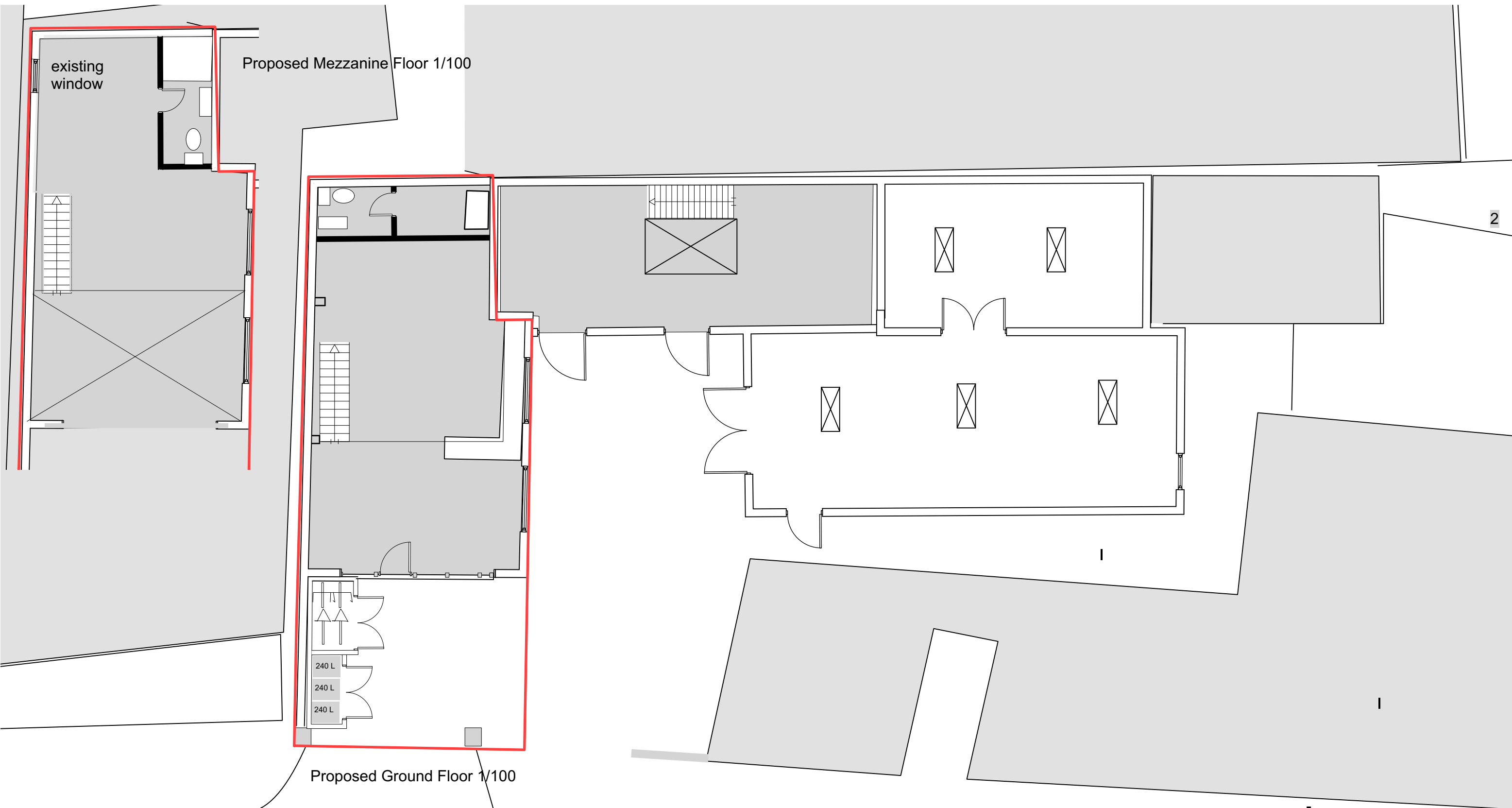


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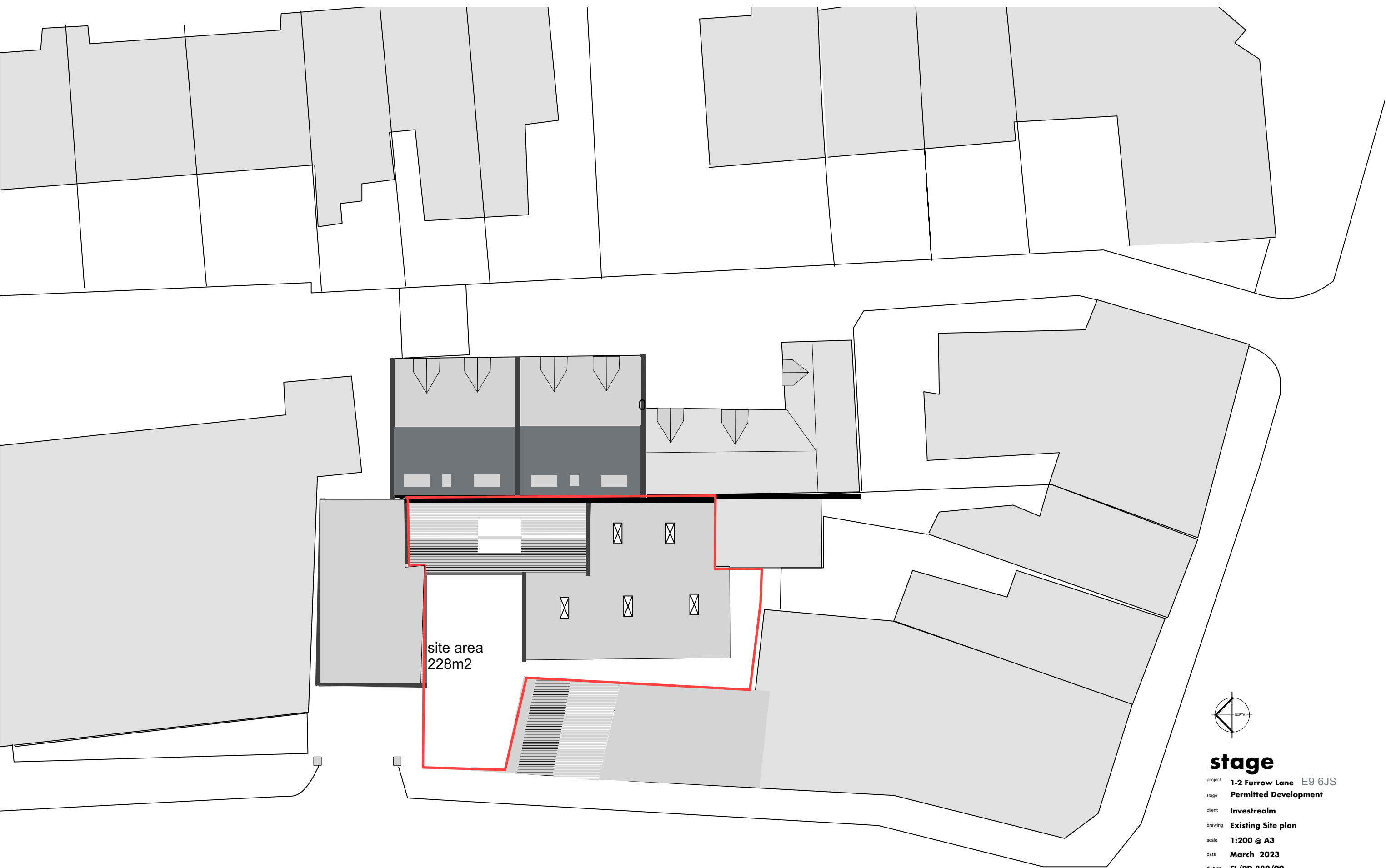
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stage
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site area
228m2

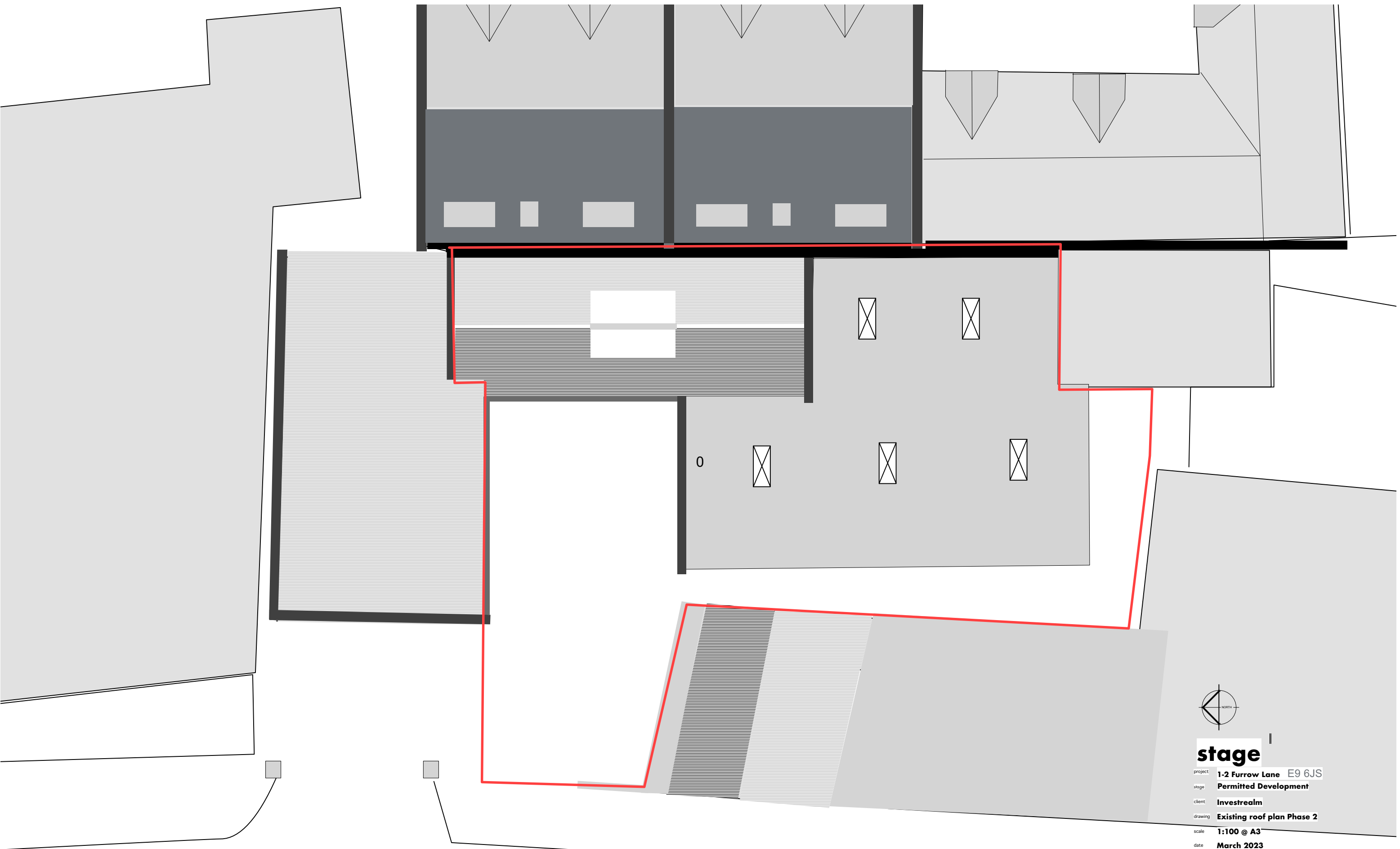


stage

project **1-2 Furrow Lane E9 6JS**
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scale **1:200 @ A3**
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0 10000 mm

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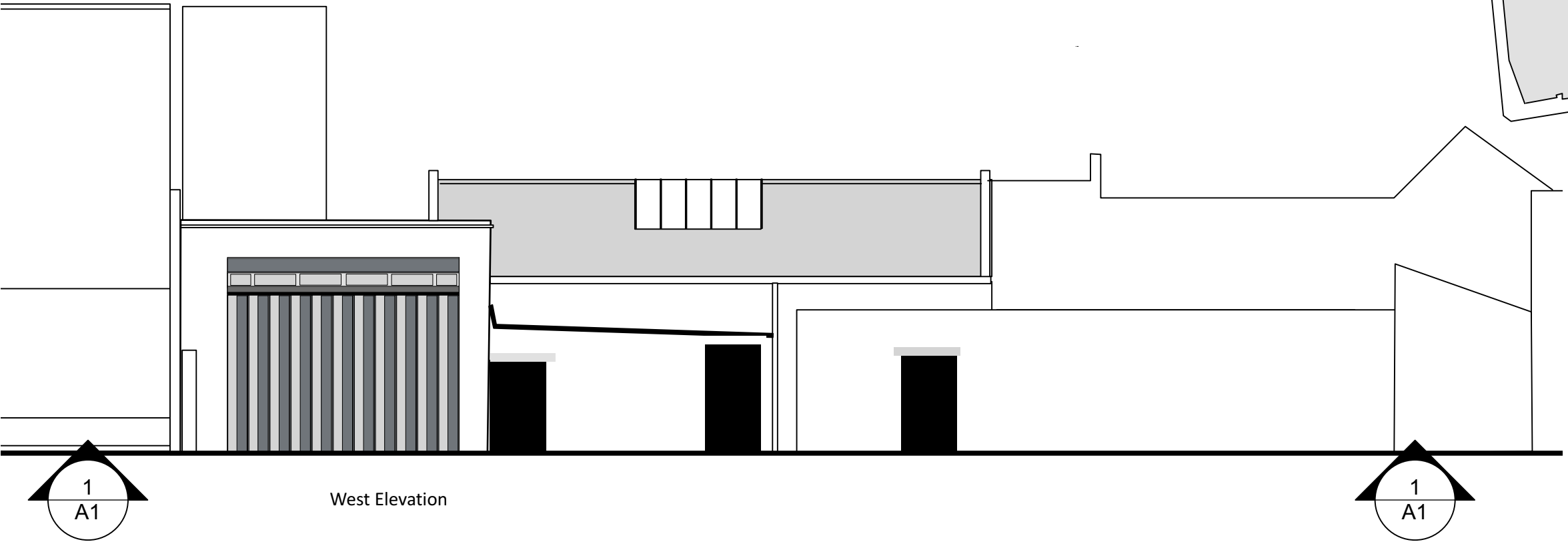
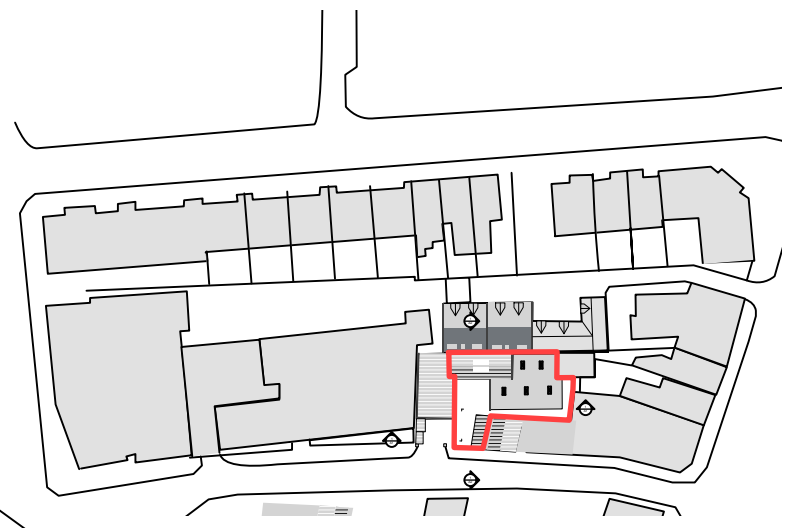
stage

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**

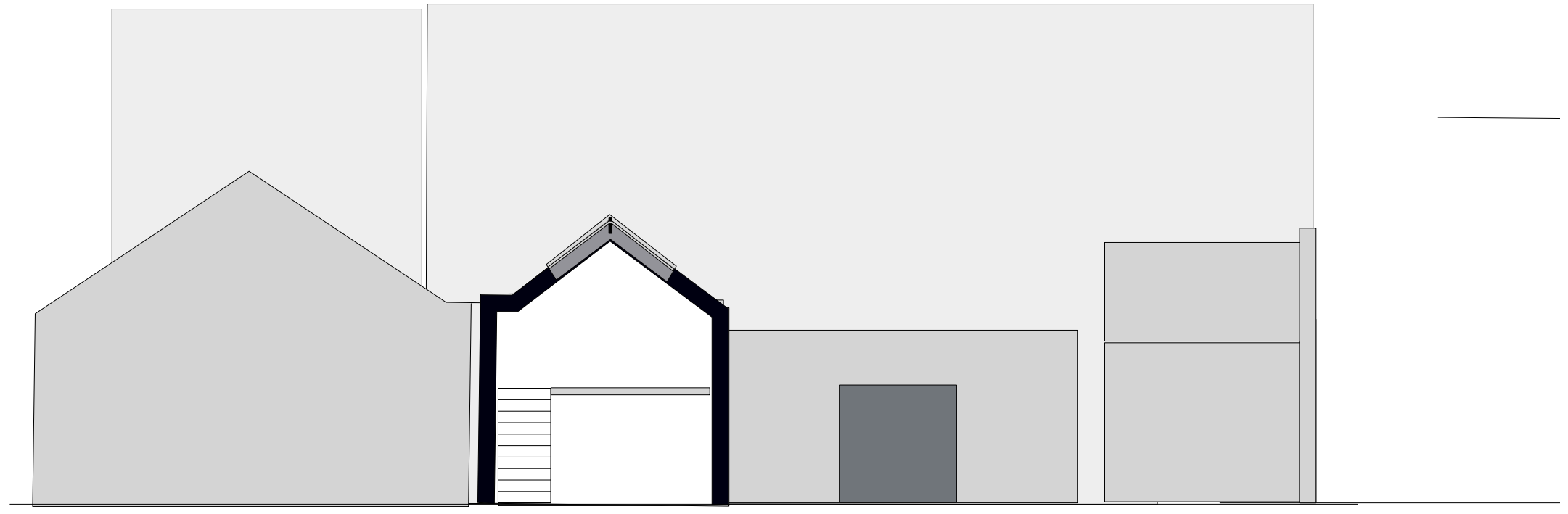
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Existing roof plan **cazenove**



West Elevation

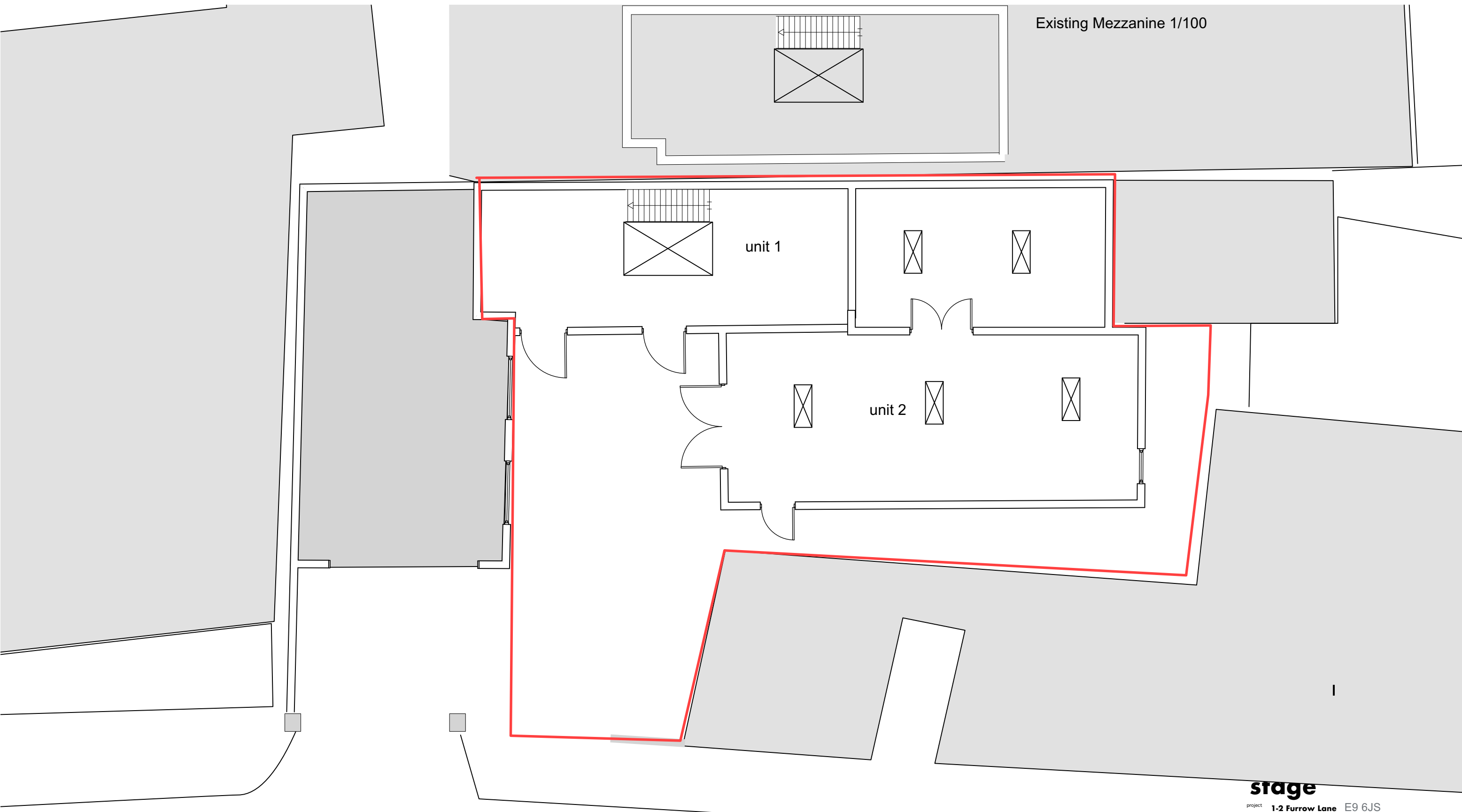


South elevation



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 client **Investrealm**
 drawing **Existing West and North Elevations Phase 2**
 scale **1:100 A3**
 date **March 2023**
 dwg no **FL/PD 882/102**

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Existing Mezzanine 1/100

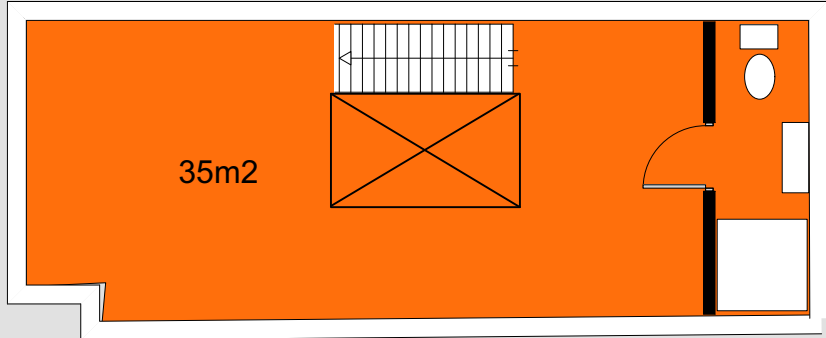
Existing Ground Floor 1/100

stage

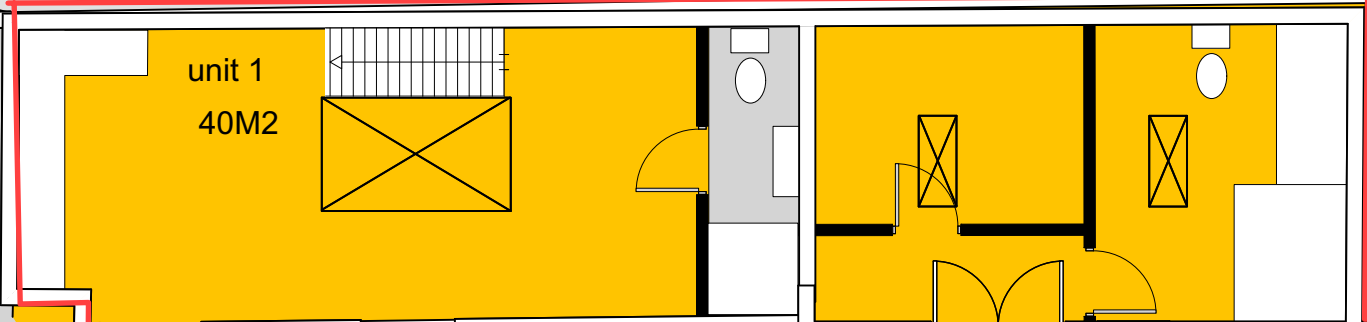
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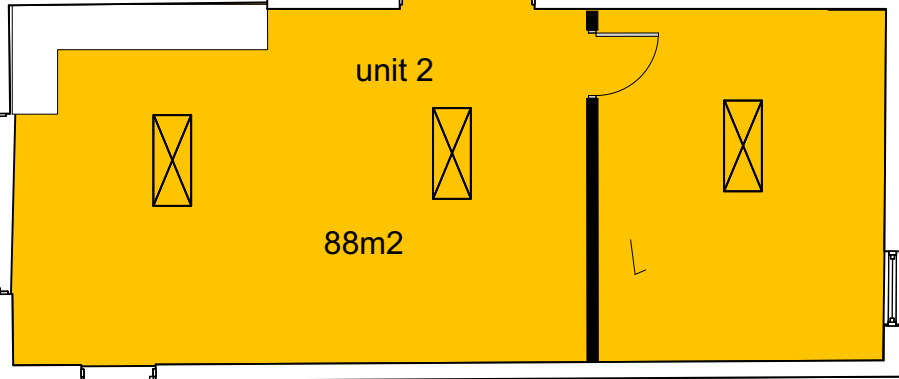
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Proposed Mezzanine 1/100

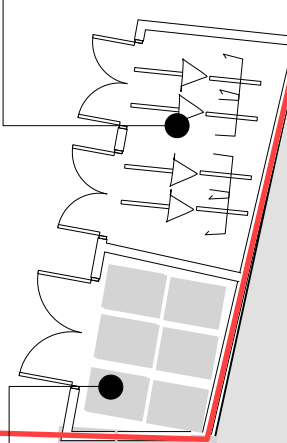


unit 1
40M2



unit 2
88m2

Proposed bike store



Proposed bin store
6 x 240L bins

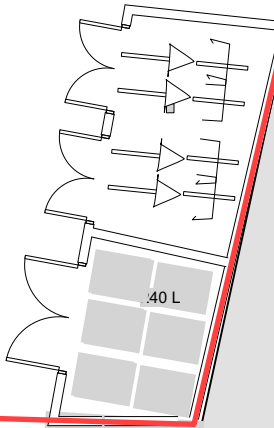
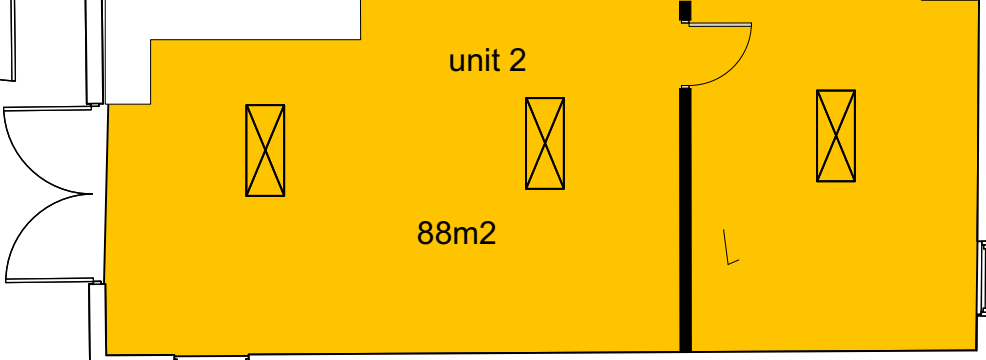
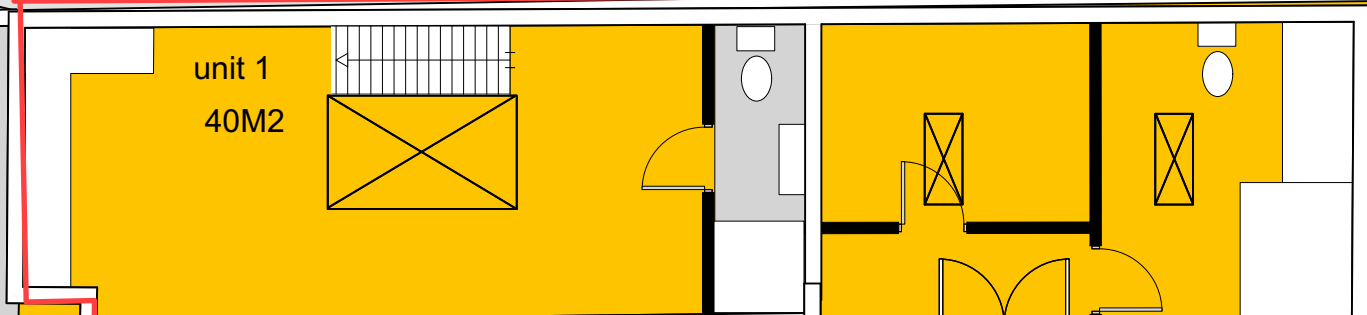
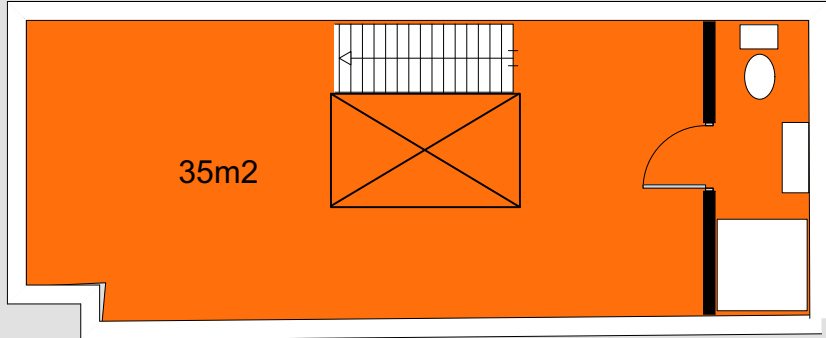


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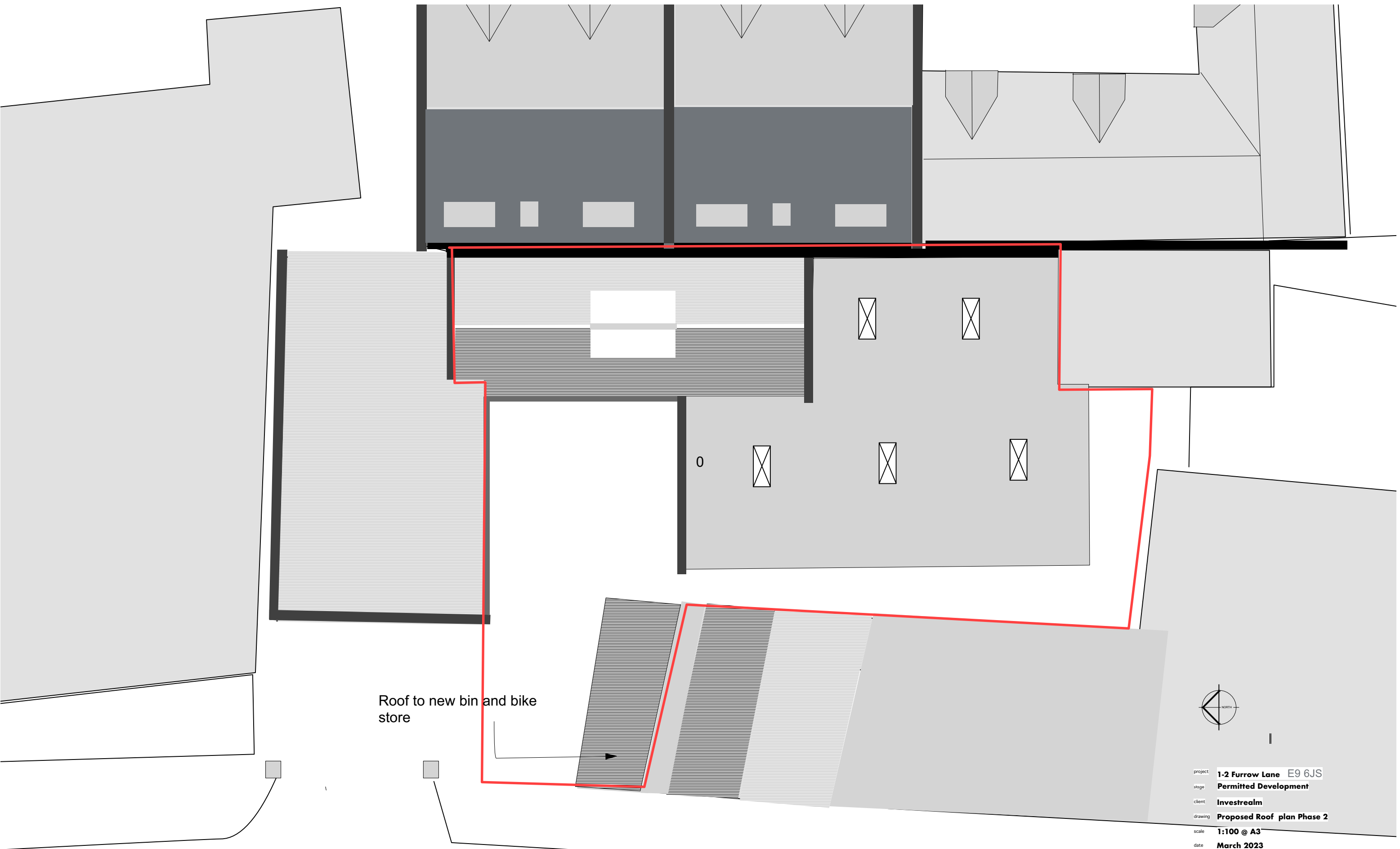


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Roof to new bin and bike store

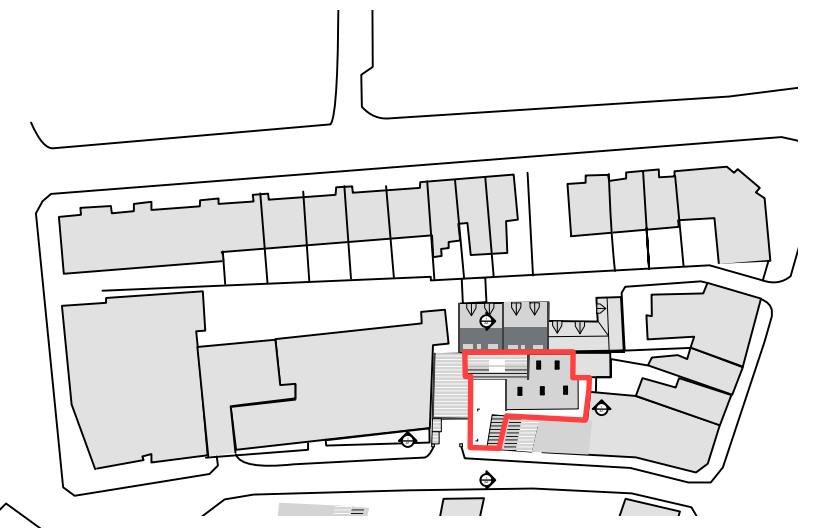


project **1-2 Furrow Lane E9 6JS**
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 client **Investrealm**
 drawing **Proposed Roof plan Phase 2**
 scale **1:100 @ A3**
 date **March 2023**
 dwg no **FL/PD 882/201**

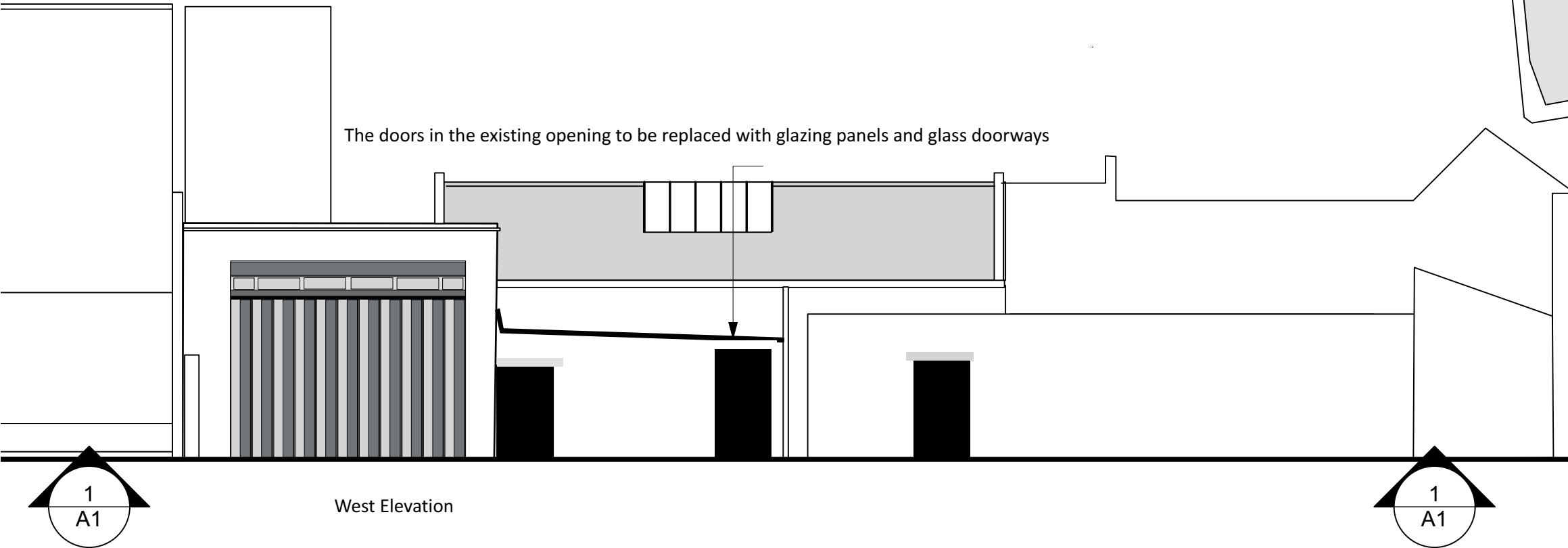
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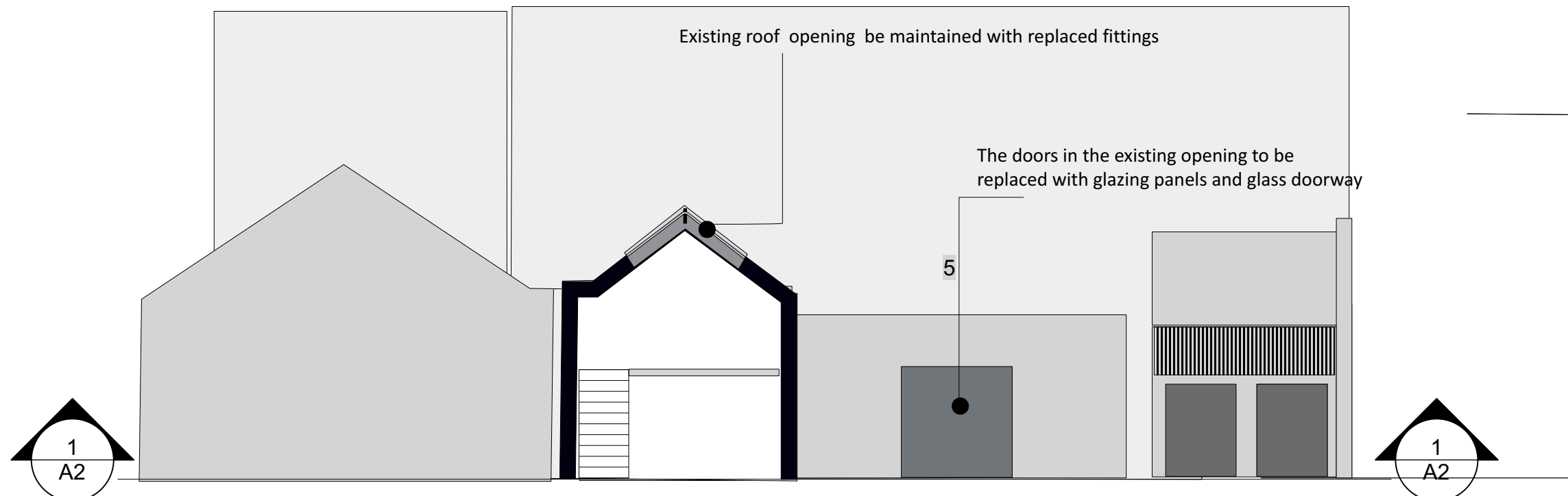
The doors in the existing opening to be replaced with glazing panels and glass doorways



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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stage **Permitted Development**
client **Investrealm**
drawing **Proposed West and North Elevations Phase 2**
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