

**FOR SALE** FREEHOLD WITH VACANT POSSESSION

# 164 MAWNEY ROAD

Romford, RM7 7BE



## Key Highlights

- Residential-led development opportunity located north of Romford town centre
- The site extends to 0.12 hectares (0.29 acres) and comprises single storey garages in use as a car service garage and tattoo studio
- The site benefits from a positive pre-planning application response from the London Borough of Havering for a 3 to 5 storey scheme consisting of 23 residential units extending to 1,593 sq m (17,150 sq ft) NSA and a ground floor commercial unit extending to 320 sq m (3,442 sq ft) GIA
- Total combined scheme area of approximately 2,173 sq m (23,394 sq ft) GIA
- Located approximately 1.9 km (1.2 miles) from Romford Station which will benefit from the Elizabeth Line (Crossrail)
- For sale freehold with vacant possession

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## Site

The Site is situated on Mawney Road, north west of Romford town centre and consists of a number of single garages and an area of hardstanding which is used for car parking. The existing buildings on site have most recently been in use as car wash, sales and repairs and MOT test centre, as well as a tattoo studio (all Sui Generis Use Class). The site extends to 0.12 hectares (0.29 acres).

To the north east, the site is bound by the Eastern Avenue Retail Park, to the south and east the site is bound by the properties fronting Mawney Road and their rear gardens, and to the west and north, the site is bound by the junction of Mawney Road and Eastern Avenue (A12).

The surrounding area is a mix of predominately residential streets, with a commercial offering at the adjoining retail park, and agricultural land to the west of the site. Romford town centre, currently undergoing large scale regeneration, is located approximately 1.2 km (0.8 miles) to the south west. The town centre offers an extensive range of amenities including the Mercury Mall, The Liberty and The Brewery shopping centres, as well as providing access into central London.

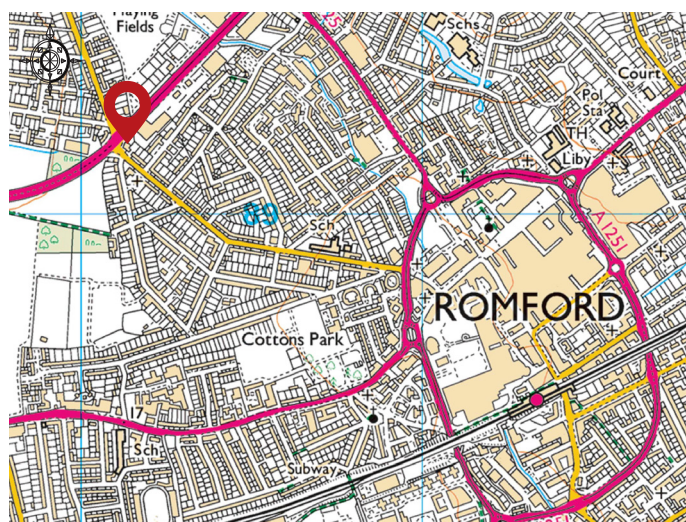
## Location

Romford Station is located approximately 1.9 km (1.2 miles) to the south east of the site and provides London Overground and TfL Rail services into London Liverpool Street (23 minutes), as well as Greater Anglia rail services (Source: TfL). Romford will be a stop on the incoming Elizabeth Line (Crossrail), providing direct access to Paddington in 38 minutes and Tottenham Court Road in 33 minutes.

Numerous bus stops along both Eastern Avenue and Mawney Road provide access to Romford town centre in approximately 7 minutes, as well as services to Hornchurch, Ilford and Leytonstone (Source: TfL). The site also benefits from direct access to the A12 (Eastern Avenue), which offers good access to the A406 (North Circular) approximately 8.5 km (5.3 miles) to the west, and to the M25 approximately 14.5 km (9 miles) to the east.



NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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## Planning

The property falls within the jurisdiction of the London Borough of Havering. It is not within a Conservation area, nor is statutorily or locally listed.

The site benefits from a positive pre-planning application response from the London Borough of Havering for a 3 to 5 storey scheme consisting of 23 residential units extending to 1,593 sq m (17,150 sq ft) NSA and a ground floor commercial unit extending to 320 sq m (3,442 sq ft) GIA.

A planning note has been prepared by Savills Planning which details the timeline of pre-application discussions and the relevant policy.

A schedule of accommodation setting out the proposed areas is provided below.

## Unit Mix

UNIT TYPE	NO. OF UNITS
1 Bed	10
2 Bed	8
3 Bed	5
Total	23

## Floor Areas

FLOOR	GIA SQ FT	GIA SQ M
Ground	4,235	393
First	5,960	554
Second	5,963	554
Third	5,249	488
Fourth	1,987	185
Total	23,394	2,173

FLOOR	NIA SQ FT	NIA SQ M
Ground	3,442	320
First	5,283	491
Second	5,320	494
Third	4,638	431
Fourth	1,909	177
Total	20,592	1,913



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## Method of Sale

The property is for sale freehold with vacant possession by way of informal tender (unless sold prior).

## VAT

The property is not elected for VAT

## Viewings

The site can be viewed from the public highway. If you require access to the existing buildings then please contact the selling agents to arrange an inspection.

## Further Information

Further information including Savills planning note is available at:

[www.savills.com/164mawneyroad](http://www.savills.com/164mawneyroad)



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