



**ATTRACTIVE DEVELOPMENT OPPORTUNITY SUITABLE
FOR A VARIETY OF USES, SUBJECT TO OBTAINING THE
NECESSARY CONSENTS**

- The site is situated in the popular London Borough of Hackney, located approximately 0.3 miles south of Hackney Central station and 0.3 miles north of London Fields station.
- The site extends to approximately 0.15 acres and comprises multiple buildings at 21-27 Hackney Grove and Vernon Hall fronting Florfield Passage.
- The buildings on site extend to approximately 7,921 sqft (736 sqm).
- 21-23 Hackney Grove and Vernon Hall are held on a 125-year long leasehold from London Diocese commencing 2016 (119 years remaining) at a peppercorn rent.
- 25 & 27 Hackney Grove are Grade II Listed Georgian buildings and comprise separate Freehold titles.
- We understand that the buildings are a mix of F1 and Class E use.
- The site has development potential for a variety of uses, including residential, office and other commercial uses, subject to obtaining the necessary consents.
- The site will be sold with vacant possession.

ENQUIRIES

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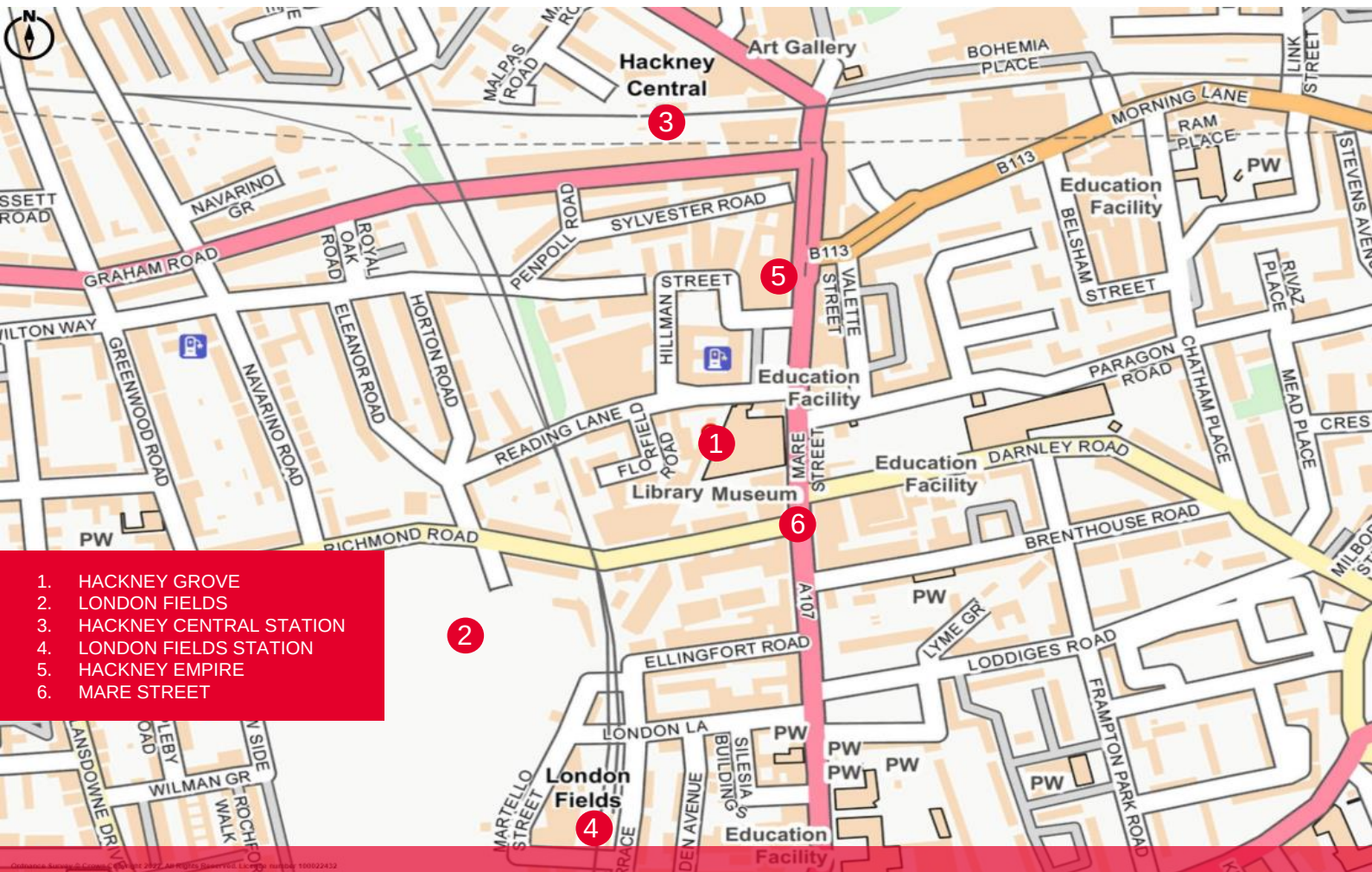
Site & Existing Buildings

- The site is located on Hackney Grove, a pedestrian and cycle route, running to the west of Mare Street.
- The site falls within the Mare Street Conservation area.
- 21-23 Hackney Grove extends to c.2,854 sqft (265.1 sqm) GIA and Vernon Hall to the rear extends to c.1,382 sqft (128.4 sqm) GIA
- Previously used by Hackney Boxing Academy,, we understand that the latest use class to be F1 (educational purposes).
- 25 and 27 Hackney Grove are Grade II Listed Georgian buildings extending to c.3,686 sqft (342.4 sqm) GIA. We understand that the latest use to be Class E(g).



Location

- The site is located to the west of Mare Street, Hackney approximately 5 miles northeast of central London. The area immediately surrounding the site comprises a mix of residential, commercial and leisure uses.
- The site benefits from the amenities on Mare Street including shops, restaurants and cafes as well as being within walking distance to leisure and cultural activities such as Hackney Picture house, Hackney Museum, Hackney Empire theatre and Hackney Town Hall.
- The site is located 0.2 miles to the north of London Fields which includes tennis and basketball courts, children's playgrounds, a swimming pool and large open green space.



[CLICK FOR DRONE FOOTAGE](#)

Transport & Connectivity

- The site benefits from excellent transport connectivity, with a Public Transport Accessibility Level (PTAL) of 6a.

Road

- The property lies within proximity to the A10, an arterial route that provides direct access into Central London.
- The site benefits from good road connections on both local roads accessing central London and suburban London. The road network provides easy access to the major national motorway network via the M11 and M25.
- Frequent bus services provide excellent connectivity to Bethnal Green, Dalston, Highbury & Islington and the City.

Rail

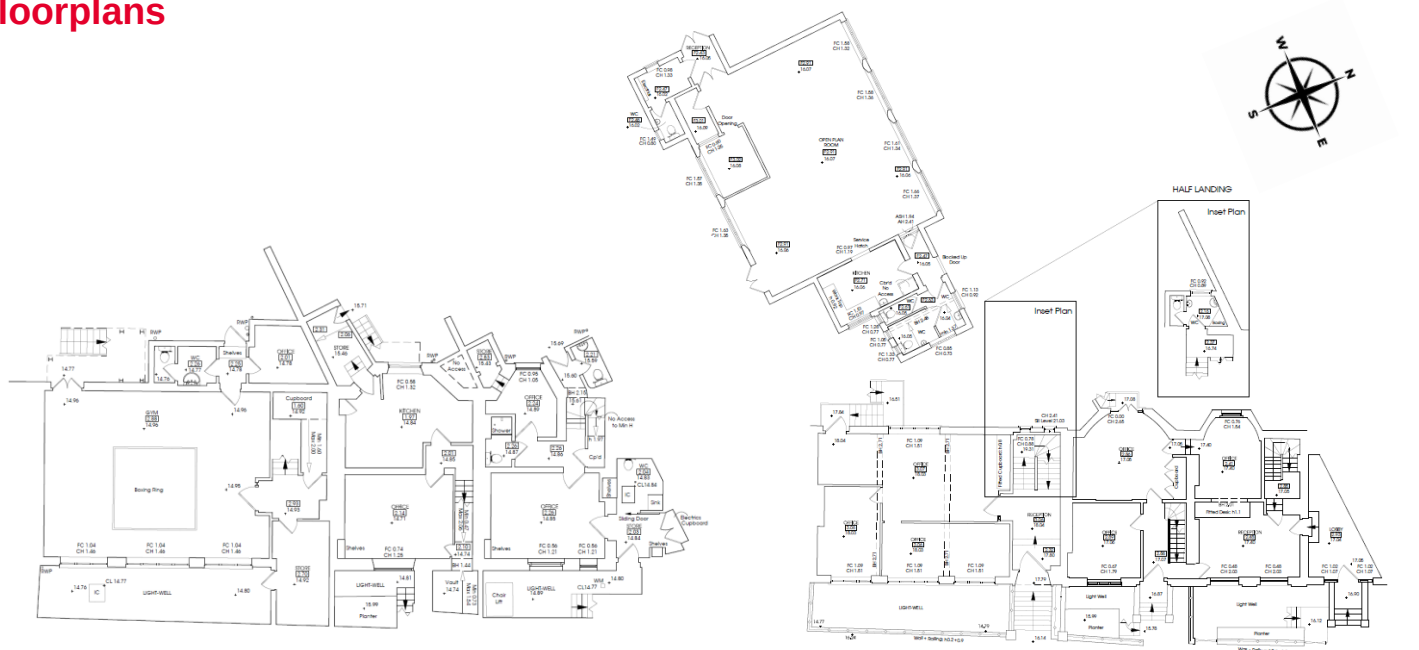
- The site is approximately 0.3 miles to the south of Hackney Central station (London Overground), London Fields station 0.3 miles to the south (London Overground) and Bethnal Green Underground station approximately 1.2 miles to the south (Central Line & London Overground).
- From Hackney Central station, using Overground and Underground services, Liverpool Street is c. 9 minutes, Stratford is c. 10 minutes, Oxford Circus is c. 17 minutes and Canary Wharf is c. 20 minutes.

Planning

- 21-23 Hackney Grove with Vernon Hall to the rear was previously used by Hackney Boxing Academy. We understand the latest use to be Class F1 educational use.
- 25-27 Hackney Grove was previously used by a counselling centre for young people, and we understand the latest use to be Class E(g) office use.
- A full planning application was granted in November 2018 [Ref: 2017/3891] for the '*Demolition of Vernon Hall (to the rear of Hackney Grove) and erection of a part 3, part 4 storey rear extension; erection of a single storey roof extension, change of use of 25-27 Hackney Grove from offices (use class B1) to a school (use class D1) and refurbishment of listed buildings to provide extended facilities to the existing school (for up to 72 pupils) with associated boundary treatment, landscaping, access, servicing and cycle parking. (Associated LBC: 2017/3895).*'
- We understand that this planning permission has not been implemented.
- Further information on the planning permission can be found on the [dataroom](#).
- The site sits within the Mare Street Conservation area, the Hackney Town Centre boundary and adjoins a designated archaeological priority zone covering the land between Hackney Grove and Mare Street.
- We recommend interested parties to seek their own planning advice.

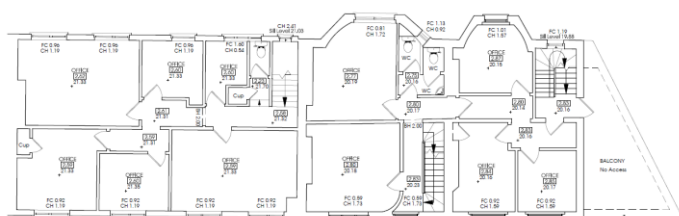


Floorplans

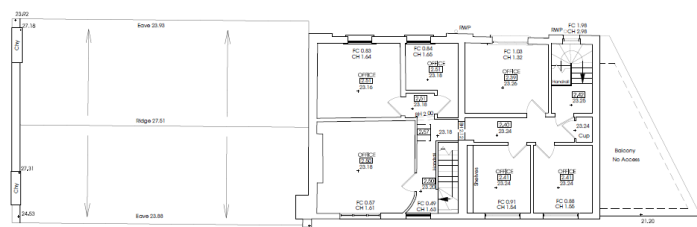


Lower Ground

Ground



First



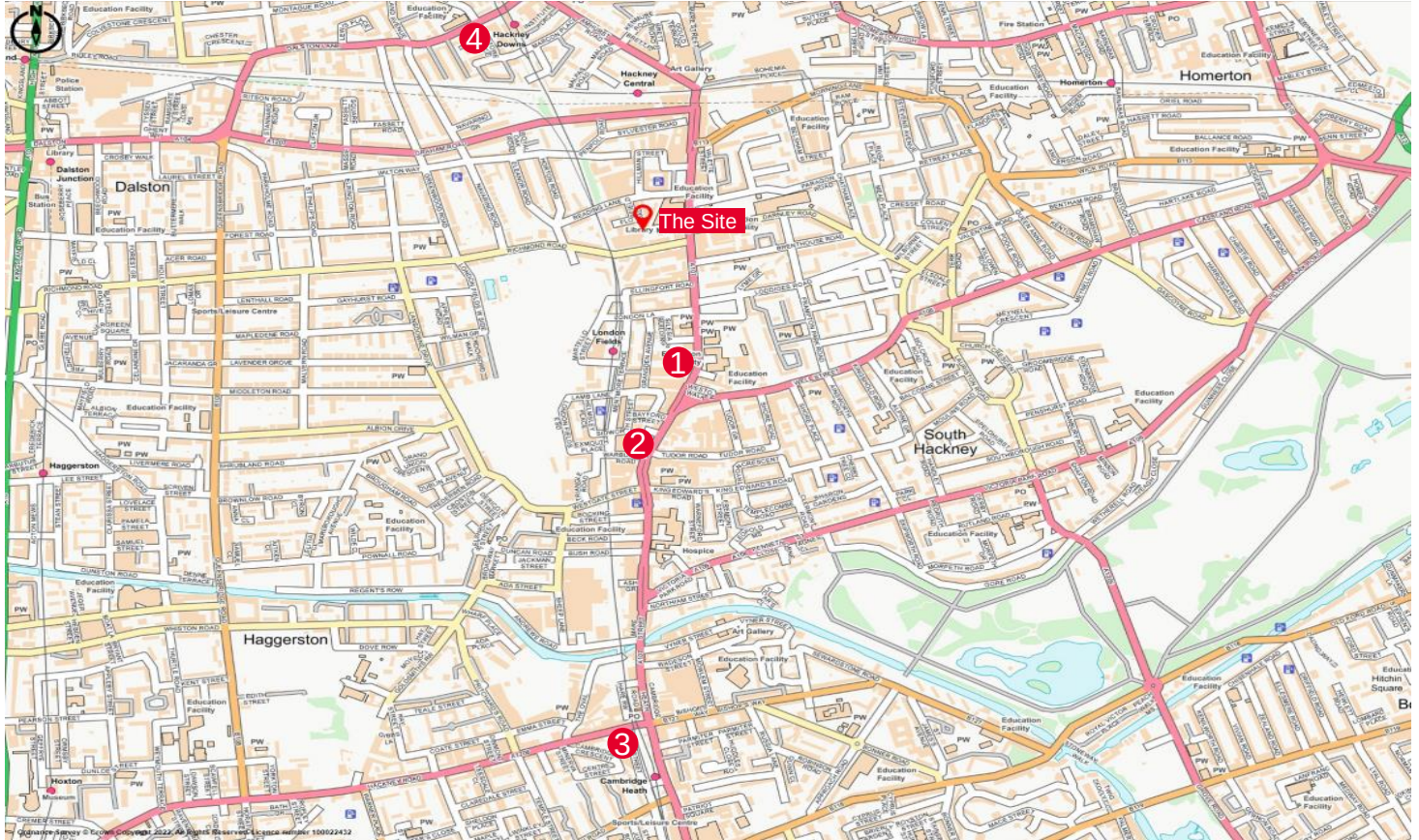
Second

A full set of floorplans, including in DWG format, are available on the [dataroom](#).



Nearby Developments

A selection of local residential developments within the vicinity of Hackney Grove are shown below. Recent development activity can predominantly be found towards London Fields.



1. CHPTR, E8 3QE



Status: Completed
Developer:
Gold Section / Ratio
1.5
Units: 21

Info: New build block of flats comprising of 21 units
Sales Avg: Asking - £973/ sq ft

2. The Laundry, E8 3FN



Status: Under Construction
Developer:
Regal London
Units: 58

Info: New build development of 58 private units and office space.
Sales Avg: Launching at £1,100/ sqft

3. Glacier Point, E2 9EQ



Status: Under Construction
Developer:
IPE Developments
Units: 218

Info: New build development of flats comprising of 218 dwellings. Phase 1 was 64 units which sold out in Q1 2018.
Sales Avg: Asking - £811/ sqft

4. Spur House, E8 1LT

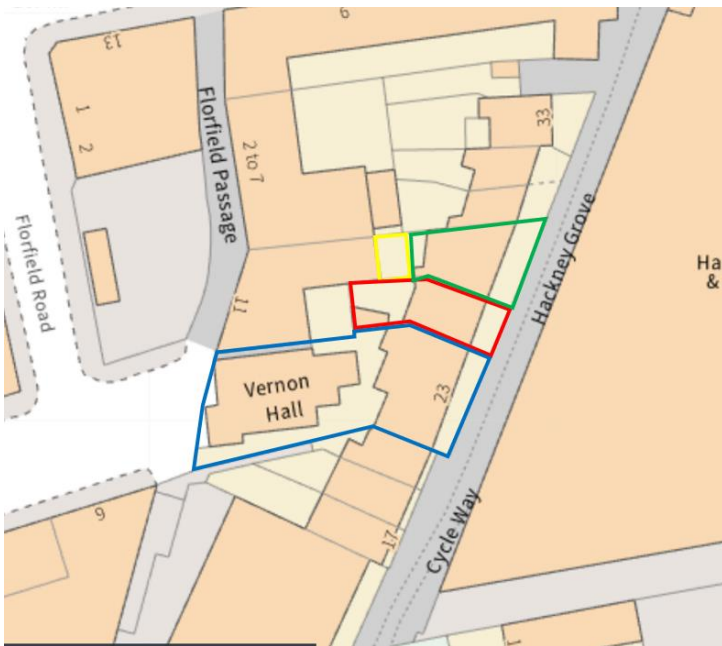


Status: Under Construction
Developer:
Urbanista
Units: 24

Info: New build development comprising of 24 residential units. Construction is due to complete in Q3 2022 and there are five units remaining to be sold.
Sales Avg: Asking - £904/ sqft

Title

- The Property is held under four titles registered at Land Registry:
 - 21-23 Hackney Grove & Vernon Hall (edged blue in map below): AGL379087 (Leasehold)
 - 25 Hackney Grove (edged red in map below): LN205373 (Freehold)
 - 27 Hackney Grove (edged green/yellow in map below): EGL312309E/EGL392013 (Freehold)
- 21-23 Hackney Grove including Vernon Hall is held on a 125-year long leasehold from London Diocese commencing 2016 (119 years remaining). The ground rent is a peppercorn.
- The red line boundary demonstrated is for indicative purposes only and parties are expected to undertake their own legal due diligence.



Tenancies

- The Properties will be sold with Vacant Possession.

VAT

- The Property is not elected for VAT.

Further Information

A dataroom is available at:

<https://www.cushwake-datahub.co.uk/hackneygrove/>

Viewings

Block viewing days will be made available. Please contact Cushman & Wakefield for further information.

Method of Sale & Tender Process

- The part freehold, part long leasehold interests are offered for sale by informal tender. Offers are preferably sought on an unconditional basis subject to contract only, however all offers will be considered.
- Offers should be submitted electronically to the retained agents. A bid deadline will be set in due course.

Contacts

For further information please contact the selling agents below:

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