

# Freehold Development Site - Romford, RM1

FOR SALE

67-71 Victoria Road,  
Romford, RM1 2LT

**Harston & Co**

For more information call us  
on 020 3371 0061





## Highlights

- Offered with full vacant possession currently providing 4,820 square feet (447.8 square metres) (GIA) on a 0.25 acre site (11,000 square feet)
- Suitable for developers, retail occupiers, including gyms, churches and nurseries
- The site benefits from planning permission for a 9-unit scheme and PD consent for a 9-unit scheme
- Guide price - £1,250,000 (£114 per square foot on the site area). Subject to contract

## Location

Strategic commercial site just 5-minutes walk to Romford Station (National Rail, Elizabeth Line & Overground trains). Located on the north east corner of Victoria Road and Mercury Gardens (A1251). South Street is a short walk from the site and acts as the commercial centre for Romford, with a range of shops and businesses operating from there. Direct trains from Romford can reach Stratford (20 mins), Liverpool Street (29 mins) and Bond Street (37 mins).

## Description

The property is currently arranged over 2 floors and benefits from E Class use. There is both planning and PD consent in place for redevelopment. It is summarised as follows:

### E-Class Unit

- Offered with full vacant possession
- 4,820 square feet (GIA) Suitable for retail occupiers, including gyms, churches and nurseries
- Benefits from substantial car park (accessed via undercroft)
- Total site area measures 11,000 sq ft

### New Build Scheme

- For 6 x apartments and 3 x houses
- Planning consent granted in February 2025 (Havering)
- 7,618 square feet of NSA Planning reference: P0887.24

### PD Scheme

- For conversion of existing buildings into 9 x residential units
- Planning consent granted in September 2024 (Havering)
- 4,361 square feet of NSA
- Planning reference: J0017.24E

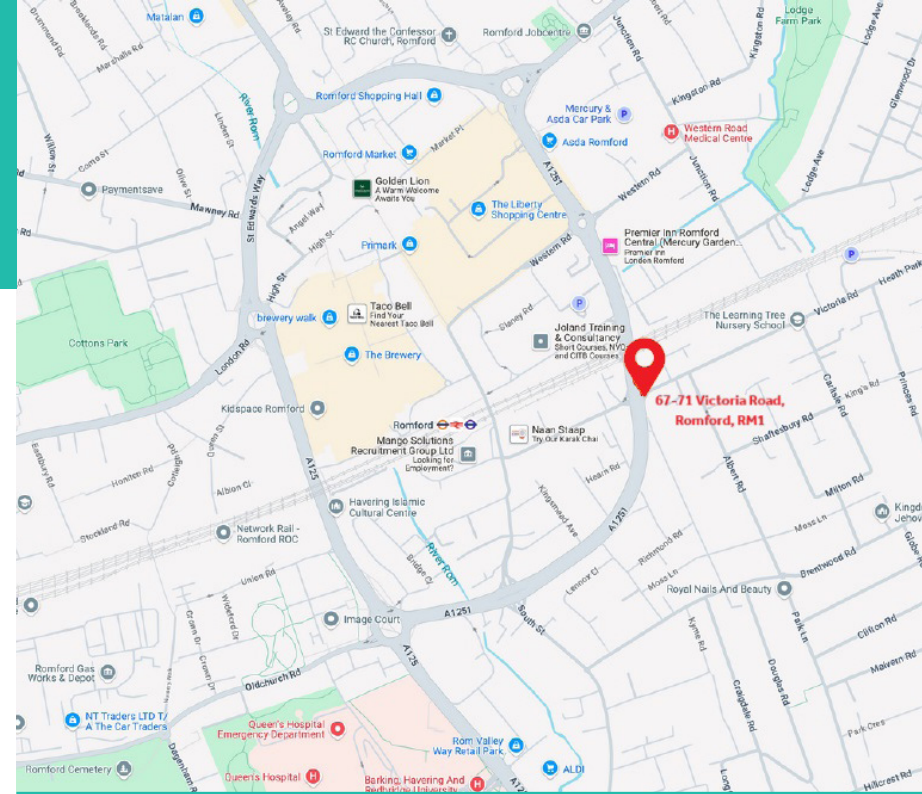
Plans and associated documents are available for interested parties on request.

## Terms

Guide price - £1,250,000 (£114 per square foot on the site area). The site is to be sold with the benefit of the existing planning permissions and vacant possession.

## Viewings

Viewings are by appointment through joint agents Harston&Co and Henshall & Partners.



Price:

£1,250,000

# Harston&Co

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