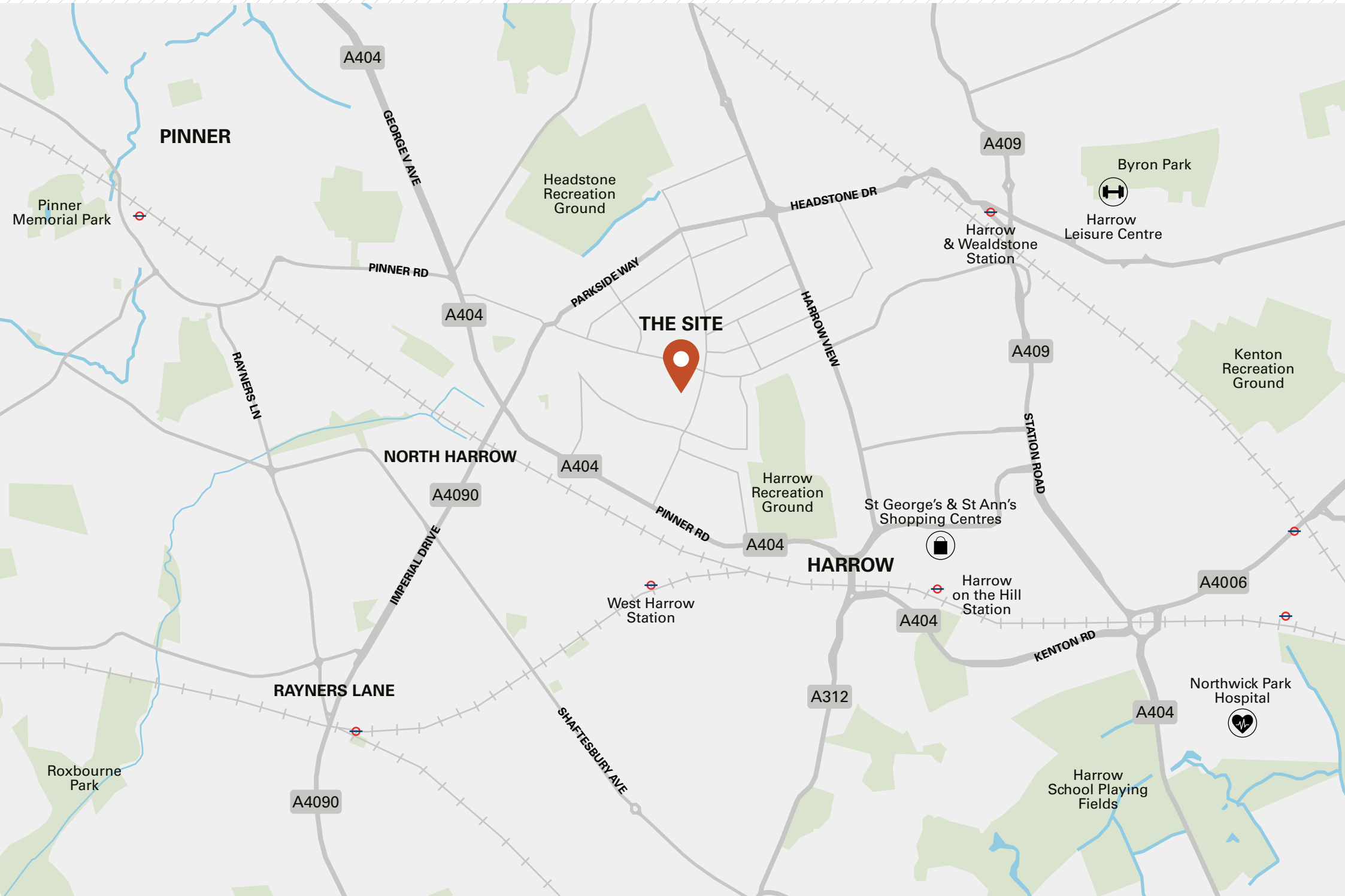




74 Pinner View, Harrow, HA1 4QF

OPPORTUNITY TO ACQUIRE C. 6.1 ACRES OF FORMER PLAYING FIELDS INCLUDING A PAVILION (F2 USE CLASS), WITH SCOPE FOR REDEVELOPMENT OR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION



PINNER

A404

GEORGE V AVE

PINNER RD

A404

Headstone Recreation Ground

PARKSIDE WAY

THE SITE

HEADSTONE DR

HARROWVIEW

A409

Byron Park



Harrow Leisure Centre

Harrow & Wealdstone Station

A409

Kenton Recreation Ground

RAYNERS LN

NORTH HARROW

A404

Harrow Recreation Ground

St George's & St Ann's Shopping Centres

STATION ROAD

A4090

PINNER RD

A404

HARROW



Harrow on the Hill Station

A4006

West Harrow Station

A404

KENTON RD

RAYNERS LANE

A312

A404

Northwick Park Hospital



Harrow School Playing Fields

A4090

SHAFESBURY AVE

Roxbourne Park

Executive Summary

- Opportunity to acquire former playing fields, together with a pavilion and car park, with scope for redevelopment.
- Situated in a sought-after area of Harrow, Greater London.
- Comprising c. 6.1 acres of playing fields with a former pavilion/hall (F2 Use Class) of approximately 5,523 sq ft (513 sq m) GIA.
- Offered freehold with vacant possession.
- The site offers potential for redevelopment or alternative uses, including residential or retirement/assisted living accommodation, subject to planning permission.
- The site lends itself to a variety of uses including leisure, sporting, community, education and medical, befitting from the existing open land and pavilion infrastructure, subject to planning permission.
- Price on Application.





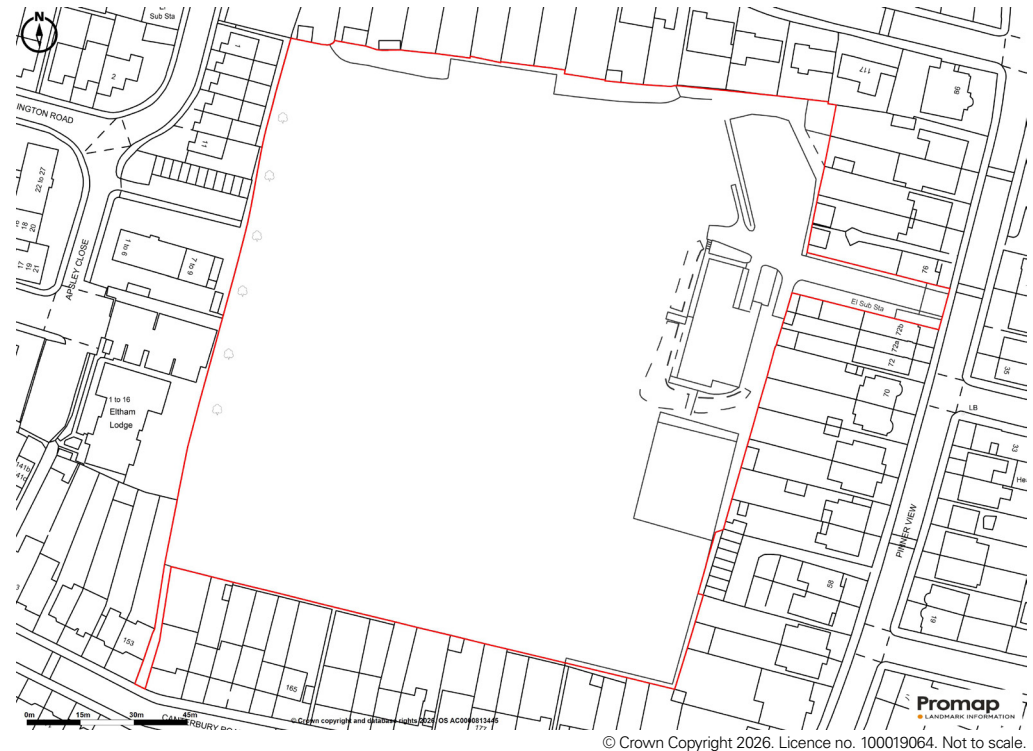
LOCATION

The property is situated on Pinner View in Harrow, a well-established and popular suburban borough in North West London, approximately 10 miles from Central London.

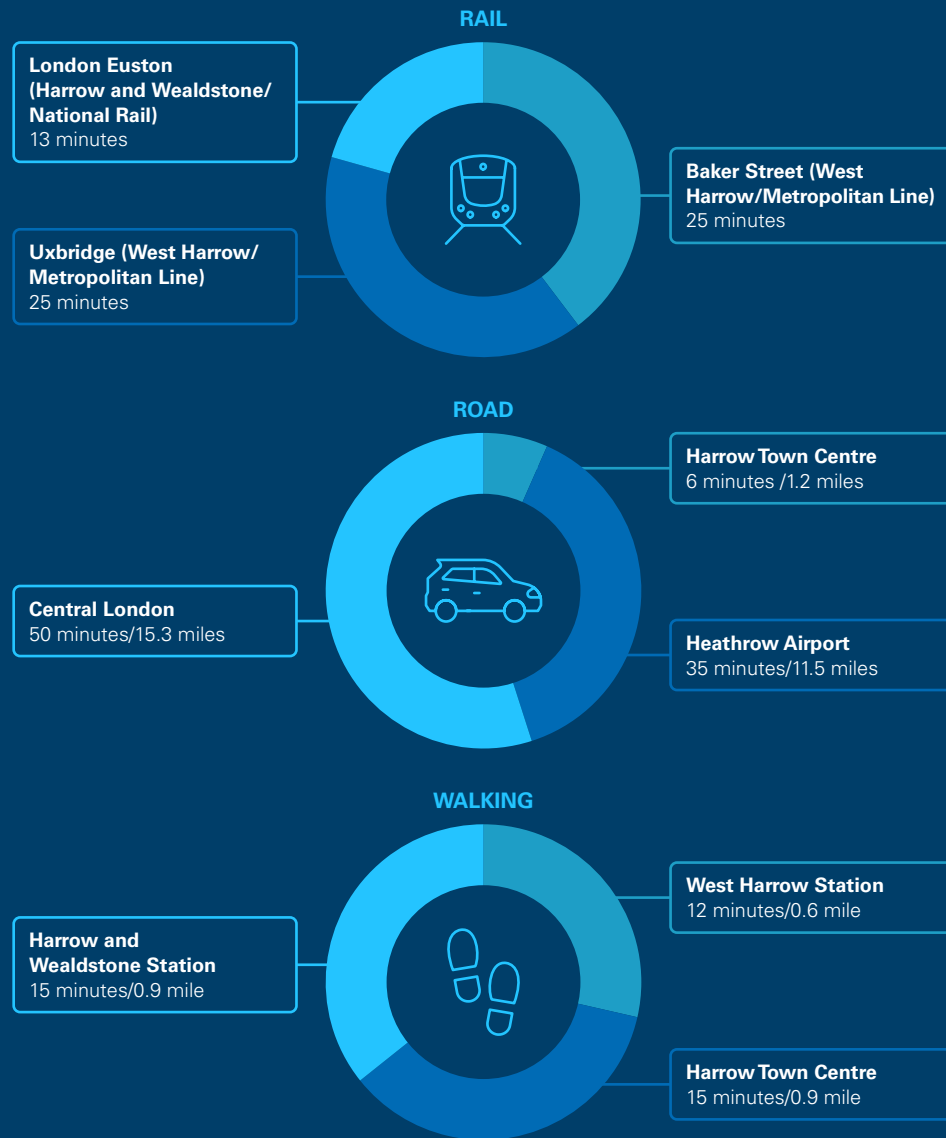
The site occupies a convenient position along Pinner View, within a predominantly residential area characterised by a mix of family housing, local amenities, and open spaces.

Harrow town centre lies within easy reach, offering a comprehensive range of retail, leisure, and dining facilities, together with excellent transport connections including London Underground (Metropolitan Line) and National Rail services, providing direct access to Central London and beyond.

The surrounding area is well served by a number of well-regarded schools and community facilities, enhancing its appeal for a range of uses. The locality also benefits from good road connectivity, with access to the A40, A406 (North Circular), and M1 motorway network.



CONNECTIVITY





DESCRIPTION

The property comprises approximately 6.1 acres of former playing fields together with a pavilion and car park, previously occupied by the Old Lyonian Association, the former pupil's association of the John Lyon School in Harrow.

The pavilion comprises c. 5,523 sq ft (513 sq m) GIA of accommodation including a large sports hall, kitchens, a bar and lounge, WCs, shower and changing facilities and storage. The property benefits from a secure, tarmacadam car park providing access directly off Pinner View.

The site is rectangular and level and is bound by hedging and residential property on all sides. Access is via Pinner View with a secure, gated entrance leading to the pavilion. There is an additional access off Canterbury Road which is currently blocked off and not in use.

The Old Lyonian Association no longer occupies the property, and the playing fields have not been used for recreational purposes since 2015.

PLANNING AND DEVELOPMENT

The property is situated within the London Borough of Harrow local authority.

We understand that the property is classified as 'open space' with the pavilion falling within F2 Use Class. The site offers potential for redevelopment or alternative use, including residential and retirement/assisting living accommodation, subject to planning permission.

The site lends itself to a variety of leisure and sporting uses, with particular potential for padel or similar facilities, benefitting from the existing open land and pavilion infrastructure, subject to planning permission.

The site also offers potential for community, religious or educational uses. Subject to the planning permission.

Prospective purchasers should make their own enquiries with the local planning authority.

TENURE

The property is offered freehold with vacant possession.

The Harrow Carers current occupy the property by way of a lease without security of tenure. Vacant possession will be provided on completion.

EPC

Pavilion – D.

VAT

The property is not elected for VAT.

OFFERS

We are inviting offers on behalf of the vendor for the freehold interest by way of informal tender. The Vendor has a strong preference for an unconditional sale, but all offers will be considered.

GUIDE PRICE

Price on Application.

VIEWINGS

Viewings should be arranged strictly via appointment through joint agents, Newmark or VDBM. No parties are to attend the site without appointment. We will be arranging viewing days in due course.

FURTHER INFORMATION

The following information is available to download from a data site with access provided on request:

- Title Plan and Title Register
- EPCs
- Photos



Contacts

For further information please contact:

Tristan Ball
m +44 (0)7825 280910
Tristan.Ball@nmrk.com

Paul Greenwood
m +44 (0)7584 534462
Paul.Greenwood@nmrk.com

Toby Woodward
m +44 (0)1923 845221
toby.woodward@vdbm.co.uk

Neil Altman
m +44 (0)1923 845229
neil.altman@vdbm.co.uk



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Particulars issued June 2026.