

# FOR SALE

Prime Mixed-Use Development Opportunity

Unlock the potential of a landmark development in Manor Park

723-729 Romford Road, London, E12 5AW.

# MANOR PARK E12



# LOCATION

723-729 Romford Road is a prominently positioned site in Manor Park, East London, offering excellent connectivity and strong development potential. Romford Road (A118) is a key arterial route linking Ilford to Stratford and westerly into the City, benefiting from high visibility and substantial passing trade.



The site is well-served by public transport, with Manor Park Station (Elizabeth Line) approximately a 5-minute walk away, providing fast links to Central London and beyond. Woodgrange Park Overground Station is also nearby. Multiple bus routes operate along Romford Road, enhancing accessibility.

The surrounding area is a mix of residential and commercial properties, with strong local amenities, including supermarkets, retail stores, and eateries. With ongoing regeneration in East London, this location presents an excellent opportunity for a range of development options.

# SITE DESCRIPTION



The property comprises a potential development site situated on the busy Romford Road (A118) in Manor Park, East London. Extending across multiple plots, it offers a level, largely cleared area suitable for a variety of uses, subject to planning.

With a wide frontage onto Romford Road, the site benefits from excellent visibility and accessibility. The surrounding area includes residential, retail, and commercial premises, making it an attractive prospect for redevelopment. Positioned within an established urban setting undergoing regeneration, the site presents opportunities for residential, mixed-use, or commercial schemes.

## Total Site Area

- 1,047.9 m<sup>2</sup>
- 11,280 ft<sup>2</sup>
- 0.105 ha
- 0.259 acres

## Tenancy Schedule

723 Romford Road - 5 year lease dated 1st July 2025 at a rent of £29,000 per annum with a landlord option to break at anytime, exercisable with 6 months notice.

725-729 Romford Road - Vacant

# PRE-APPLICATION PLANNING

The pre-application process explored demolishing a fire-damaged terrace and constructing a mixed-use development comprising 13 residential units and 3 commercial units. The scheme evolved from an initial 19-unit plan, with reductions in building height from five to four storeys and a shift towards larger residential units (2- and 3-bedrooms instead of studios and 1-beds) to meet local housing needs.



## HOUSING MIX

- 2 x 1-bedroom units (15%)
- 6 x 2-bedroom units (46%)
- 5 x 3-bedroom units (38%)
- The emphasis on larger units aligns with local housing priorities, particularly the need for family accommodation.

### Key Features:

- All units meet or exceed national space standards for internal living areas.
- Private outdoor spaces: Larger family units have gardens, and upper-floor flats feature recessed balconies.
- Dual-aspect design ensures good natural light and ventilation.
- A communal garden enhances residents' quality of life.
- 10% of units will be wheelchair accessible (M4[3] standard), with the rest adaptable (M4[2] standard).
- The housing element is broadly compliant with local policies, providing high-quality homes suited to the area.

### COMMERCIAL USE:

- The site falls within a Community Facility Opportunity Area (CFOA) and a Micro Business Opportunity Area (MBOA), requiring new commercial space to align with local economic policies.
- Standard retail uses are not supported, but community or micro-business spaces could be viable with evidence of demand.

### DESIGN & MASSING:

- The four-storey height is considered appropriate, but concerns were raised about the forward projection of the ground floor and commercial frontage, which may need revision.
- High-quality materials and robust design detailing will be crucial.

### TRANSPORT & PARKING:

- Excellent public transport links (PTAL 5).
- Proposed as a car-free development with obligations to restrict parking permits.
- Cycle parking arrangements require improvement; a Transport Statement will be required.

### DAYLIGHT/SUNLIGHT & AMENITY:

- The revised scheme improves light penetration and outdoor space provision, but a Daylight/Sunlight Assessment will be necessary.
- The design must ensure minimal impact on neighbouring properties.

### SUSTAINABILITY:

- Provisions for green roofs and solar panels are supported.
- Further landscaping details are needed to integrate the development into its surroundings.

### CONSTRUCTION & LOGISTICS:

- Given the site's congested location, a Construction Logistics Plan will be required to manage deliveries and disruption.



FRONTAGE OF APPROXIMATELY 23 METRES





## NEXT STEPS FOR PLANNING APPROVAL

A formal planning application will need to include:

- Planning Statement
- Transport Statement
- Affordable Housing Statement
- Daylight/Sunlight Assessment
- Community Facilities Statement (if applicable)

Engagement with the local council's transport and planning teams will be crucial to align with future infrastructure projects on Romford Road.

## INDICATIVE RESIDENTIAL OFFERING

- New homes: A mix of 1, 2, and 3-bedroom apartments.
- Spacious, high-quality living: All apartments feature dual-aspect layouts, large windows for maximum natural light, and private external spaces.
- Secure & accessible: Lift access, secure entry, and modern amenities for comfortable urban living.

## INDICATIVE COMMERCIAL SPACES AVAILABLE

- Shop 1: 55.6 sqm + basement storage (132 sqm).
- Shop 2: 52.4 sqm + basement storage (84.1 sqm).
- Shop 3: 75.9 sqm + basement storage (78.8 sqm).

Potential uses, subject to planning:

Retail, Office, Café, Medical, or Community Services.



## OFFERS INVITED

Dobbin & Sullivan are pleased to offer this exciting development opportunity at 723-729 Romford Road, London, E12 5AW. We are seeking offers in excess of £2.5 million with interested parties invited to submit offers accordingly. All proposals should be made in writing and include details of the purchaser, financing, and any conditions.

For further information, access to our Dataroom and to register your interest, please contact:



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