

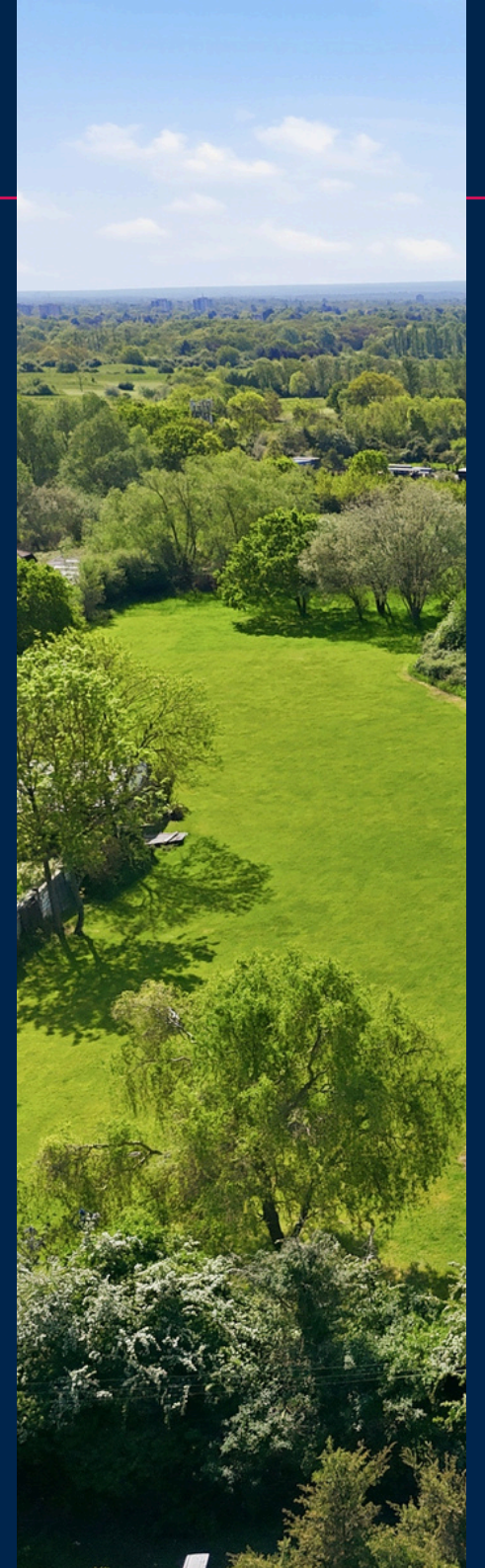
BUTLER & STAG
LAND & NEW HOMES

Lower Bedfords Road

Romford, RM1

Introduction

An exceptional and rarely available freehold opportunity, set behind a secure gated entrance.





Overview

Executive Summary

Occupying approximately 2.97 acres, this charming detached bungalow is complemented by an extensive collection of outbuildings, workshops, and stables, with the existing built footprint extending to circa 8,000 sq ft. The property presents an outstanding opportunity for those seeking a versatile home with immediate business capability, or a site with considerable scope for enhancement and redevelopment, subject to the necessary planning consents (STPP).

The principal residence offers comfortable and characterful accommodation, perfectly suited to owner occupiers looking to enjoy a semi-rural setting without compromising on accessibility. The surrounding land and outbuildings provide remarkable flexibility, lending themselves to a wide range of uses including equestrian facilities, commercial operations, storage, or bespoke home-working environments.

A truly unique and compelling offering, combining charm, space, and outstanding potential, viewings are highly recommended to fully appreciate the opportunity on offer.



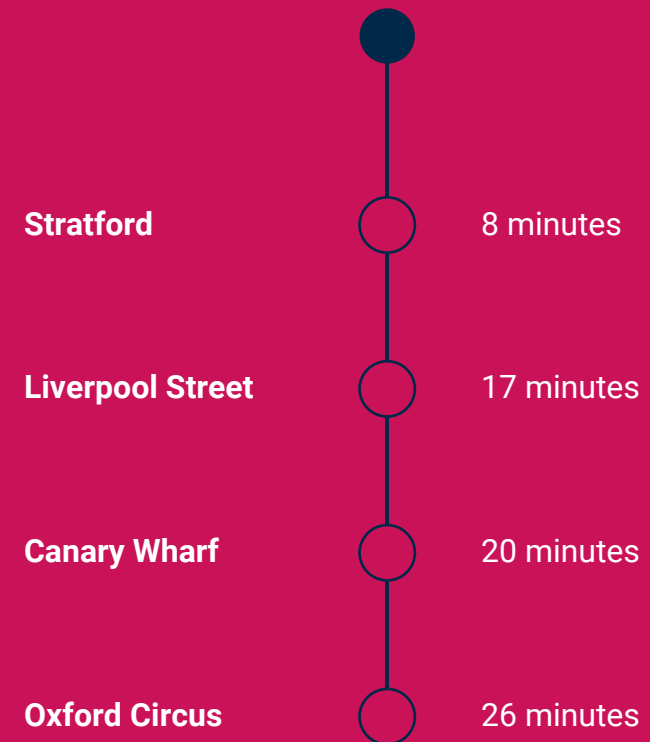
Location

Situated in the sought-after RM1 area of Romford, this location offers a semi-rural setting with excellent transport links, nearby amenities, and access to open green spaces.

Romford, located on the edge of northeast London, offers an attractive balance of countryside surroundings and excellent connectivity. The RM1 area is particularly well positioned for access to Central London, with nearby rail services from Elizabeth line stations at Romford and Gidea Park providing direct routes to Liverpool Street station and beyond. The M25 and A12 are both within easy reach, offering convenient road connections across Greater London and surrounding areas. Residents benefit from a range of local pubs, shops, country parks, and leisure facilities, while larger retail and dining amenities can be found in nearby Romford town centre. The surrounding area is also well regarded for its schools, green open spaces, and strong village-style community atmosphere, making RM1 a highly desirable location for families and commuters alike.

Connectivity

Romford Elizabeth Line Station





Opportunity

For developers and investors, the scale of the plot and the established footprint create an exciting prospect, with clear potential to maximise value through redevelopment or reconfiguration (STPP). Opportunities of this nature, combining substantial acreage, existing structures, and a highly desirable location, are seldom brought to the open market.

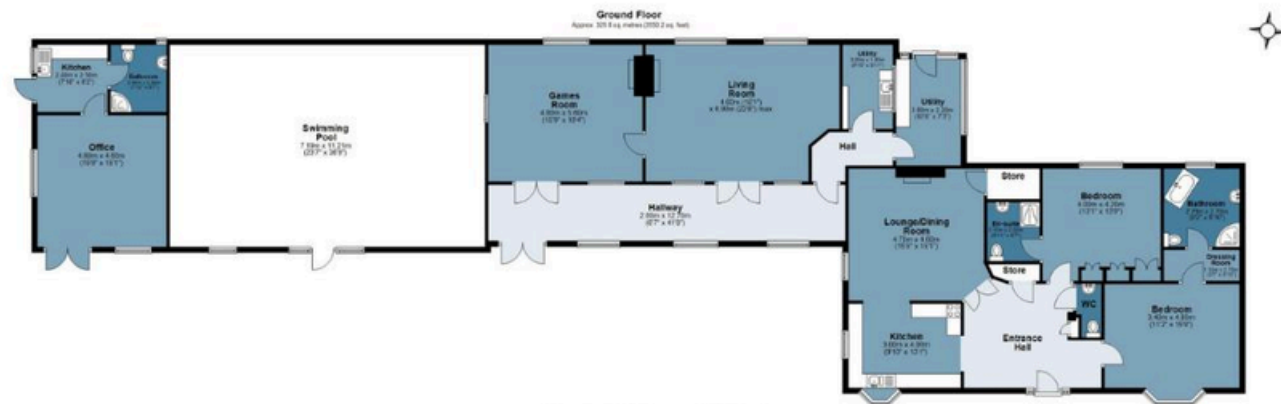
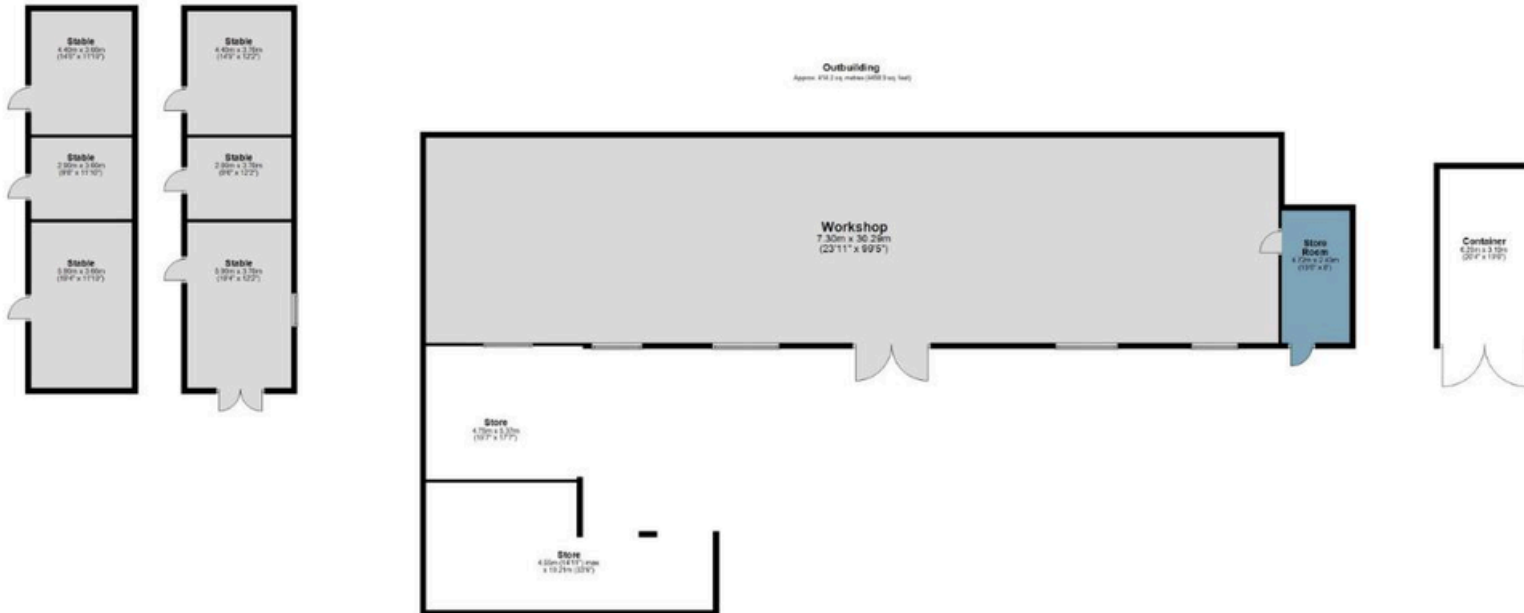
- Rare Freehold Opportunity
- Development Potential STPP
- Existing buildings extend C. 8,000 sqft
- 2.97 acres
- Outbuildings/Workshop/Stables
- Gated Entrance





Floor plans

Approx. Gross Internal Area 744.1 sq. metres 8009.1 sq. feet)



Total area: approx. 744.1 sq. metres (8009.1 sq. feet)

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

Further Information

Method of Sale

Guide Price £2,500,000-£3,000,000 offered on an unconditional basis.

Tenure

The property is held freehold under title number EGL174177.

Local Authority

London Borough of Havering

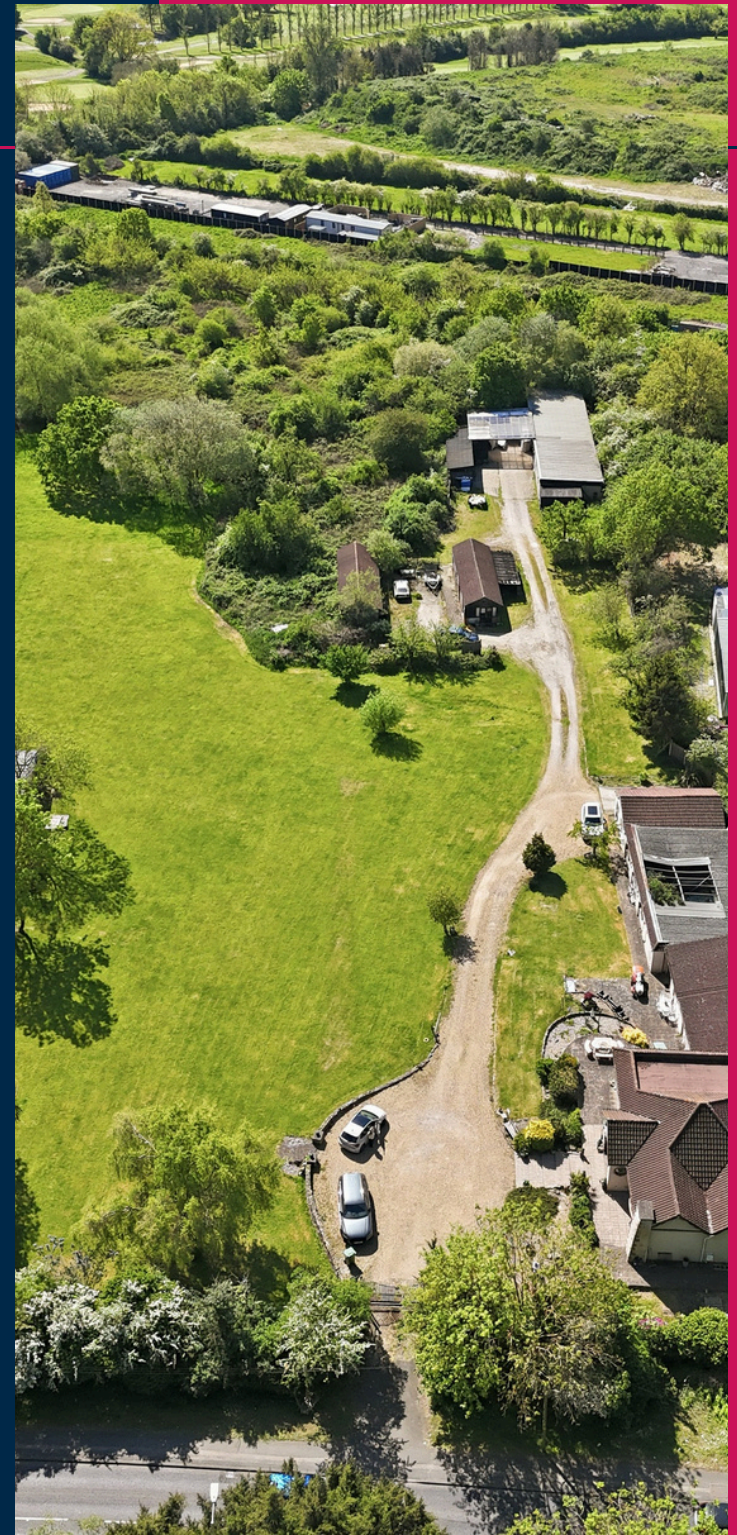
VAT

The site is not elected for VAT.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.





Contact Information

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