



Land at Crow Lane, London, RM7 0EA

For Sale | 4.60 Acres

An exceptionally positioned investment and development opportunity in Romford, London.



BNP PARIBAS
REAL ESTATE

Land at Crow Lane, London, RM7 0EA

Summary

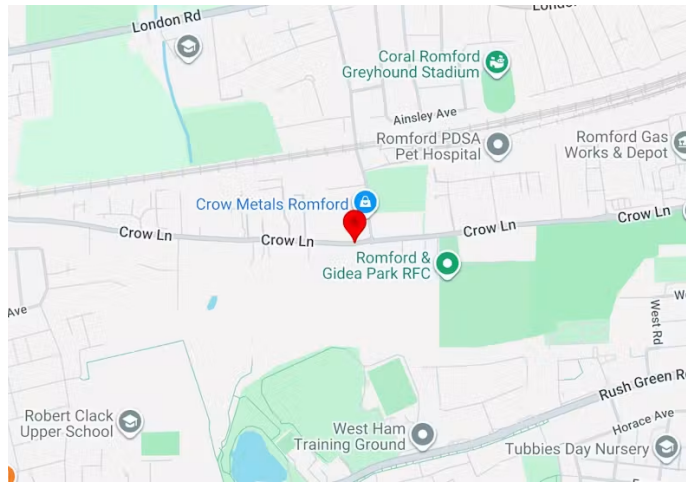
Further information

- [View details on our website](#)

Contact & Viewings



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Key Points

- Freehold site extending to approximately 4.60 acres (1.84 hectares)
- Part let to Cadent Gas Ltd until 30th September 2026. Rental income of £199,000 + VAT per annum
- On the south-western edge of Romford town centre and approximately 1 mile from Romford High Street
- Remediated to render the site suitable for a future open storage land use
- Offers for the freehold interest invited by 12 noon on Thursday 12th March 2026

Description

The site extends to circa 4.60 acres (1.84 hectares) which we have measured from an outline Ordnance Survey extract. The site boundary is shown outlined red in the adjacent plan.

The site comprises an access road, vacant commercial building and a mixture of vacant scrubland and hardstanding. The access road off Crow Lane is subject to rights of way benefitting the tenant and adjacent landowners.

Two plots of land comprising a former Reporting Office, a yard area used for staff parking and additional yard spaced used for



The Romford Royal Mail delivery office and customer service point borders the site to the west. A residential scheme has been developed to the west of Sandgate Close.

The site is not situated within the London Green Belt or in a Conservation Area. There are also no Tree Preservation Orders within the site.

Based on the EA Flood Map for Planning the site is not situated within Flood Zones 2 & 3.

Accommodation

Name		Availability
Unit		Available

