



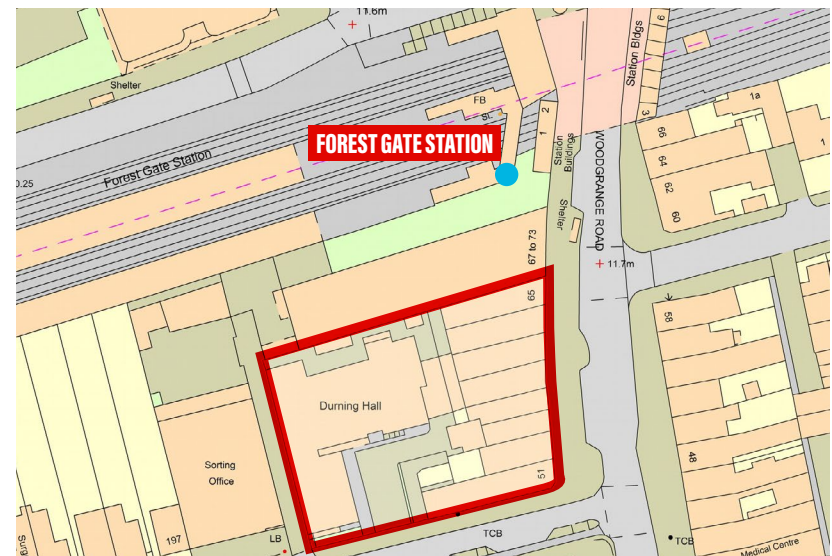
CGI OF THE PROPOSED SCHEME

**CONSENTED RESIDENTIAL DEVELOPMENT
OPPORTUNITY ADJACENT TO A CROSSRAIL STATION
DURNING HALL COMMUNITY CENTRE,
EARLHAM GROVE, LONDON, E7 9AB**



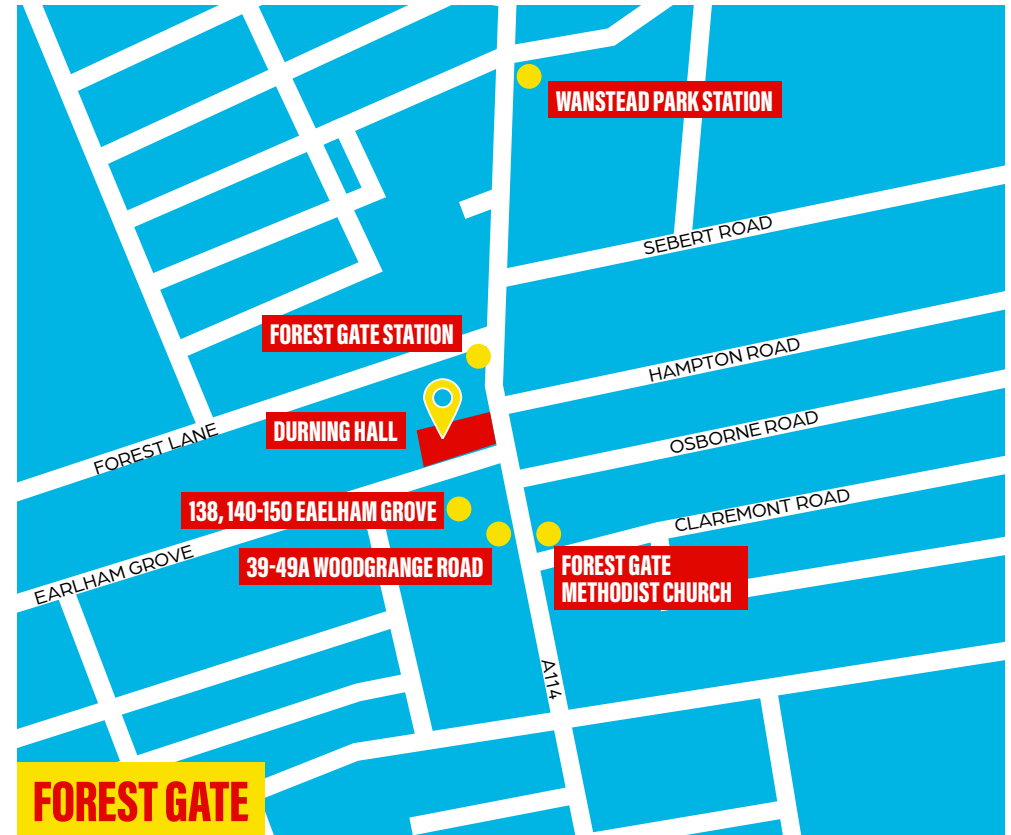
OPPORTUNITY SUMMARY

- Highly prominent development site adjacent to Forest Gate Crossrail station, with a 13 minute and 21 minute journey time directly to Liverpool Street and Bond Street respectively.
- Freehold site extending to **0.59 acres/ 0.24 ha**.
- Full planning permission for the erection of buildings of up to 10 storeys accommodating **78 residential units (Use Class C3)** alongside 541 sqm (GEA) retail floorspace (Use Class E) and 194 sqm (GEA) community use floorspace (Use Class E / F.1 / F.2) at ground floor [REF: 20/02849/FUL].
- The community hub will be handed back to the Vendor on a leasehold basis at **a rent of £12.50 psf (£50,052 pa)**.
- The property currently comprises a community centre, hostel, retail and employment use with a total **existing GIA of 53,583 sq ft**.
- Vacant possession available on 12 months notice (including telecoms masts).
- Offers for the site are invited on an **unconditional** basis.



SITE LOCATION

- Forest Gate is a district in the London Borough of Newham, 5.5 miles northeast of the City of London.
- Highly prominent development site adjacent to Forest Gate Crossrail station, with a 13 minute and 21 minute journey time directly to Liverpool Street and Bond Street respectively.
- In close proximity to the railway arches of Winchelsea Road and Avenue Road, with occupiers including a gym and independent food and beverage operators. Opposite is family owned Giovanna's Deli & Wine and nearby is the newly refurbished Forest Tavern.
- Situated opposite the site, Gateway Housing Association completed the development of 138 and 140-150 Earlham Grove in 2021 to provide a total of 88 affordable units.
- Adjacent to 39A-49A Woodgrange Road, a mixed-use development is under construction by Clarion Housing Group to deliver 74 apartments along with retail units on the ground floor.

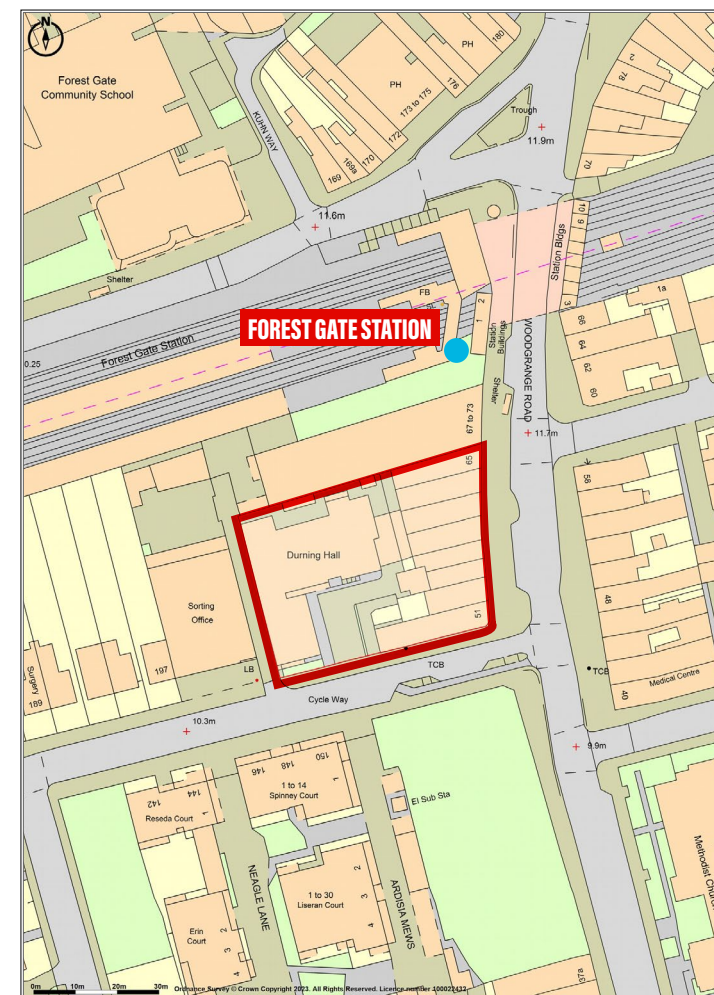


CROSSRAIL JOURNEY TIMES...



SITE DESCRIPTION

- Regular shaped site measuring 0.59 acres (0.24 ha).
- The property currently comprises a community centre, hostel, retail and employment space with a total existing GIA of 53,583 sq ft.
- Vacant possession available on 12 months notice (including telecoms masts).
- 8 retail units front the high street including independent occupiers and a pharmacy.
- There is a 6 space car park accessed from Earlham Grove.
- A Co-op Foodstore is located to the north between the site and Forest Gate station.



CONSENTED SCHEME

- Full planning consent is granted for the erection of 2 buildings of 10 and 5 storeys, accommodating 78 residential units (Use Class C3) [REF: 20/02849/FUL].
- The 5 storey block comprises 22 affordable units with mixed tenure of affordable rent and shared ownership. The 10 storey block comprises 56 units, where 51 are of private tenure and 5 shared ownership.
- At ground floor is 541 sqm (GEA) retail floorspace (Use Class E) and 194 sqm (GEA) community use floorspace (Use Class E/ F.1/ F.2).
- Provision of 147 long-stay cycle space provided at ground floor level and 4 accessible car parking spaces.
- The buildings enclose a shared amenity space garden courtyard for both residents and community space users. Private garden landscaping with pockets of play areas for children can be accessed from both buildings.
- New vehicular access from Earlham Grove.



ACCOMMODATION SCHEDULE

SUMMARY

TYPE	NIA (SQFT)	GIA (SQFT)
RESIDENTIAL	60,006	84,564
COMMERCIAL	6,746	7,309
CAR PARKING	-	2,736
TOTAL	66,752	98,609

RESIDENTIAL

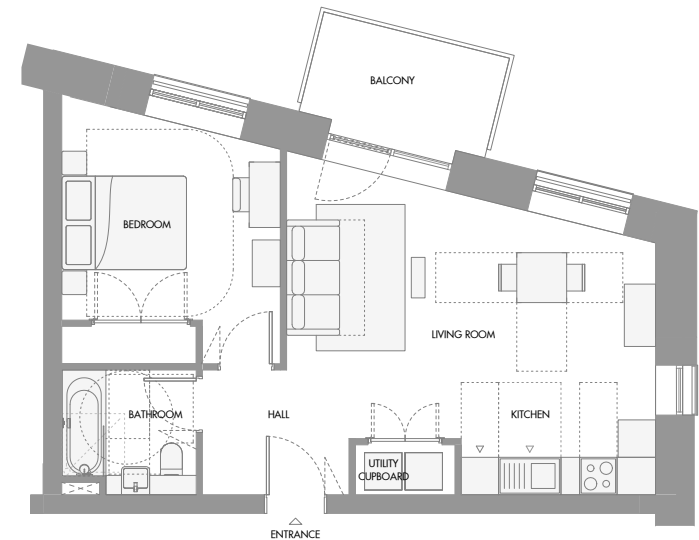
	QUANTITY	%
PRIVATE	51	65%
SHARED OWNERSHIP	10	13%
AFFORDABLE RENT	17	22%
TOTAL:	78	100%

BLOCK	QUANTITY	PRIVATE	SHARED OWNERSHIP	AFFORDABLE RENT	NIA (SQFT)	GIA (SQFT)
BUILDING 1	56	51	5	-	39,515	55,305
BUILDING 2	22	-	5	17	20,491	29,259
TOTAL:	78	51	10	17	60,006	84,564

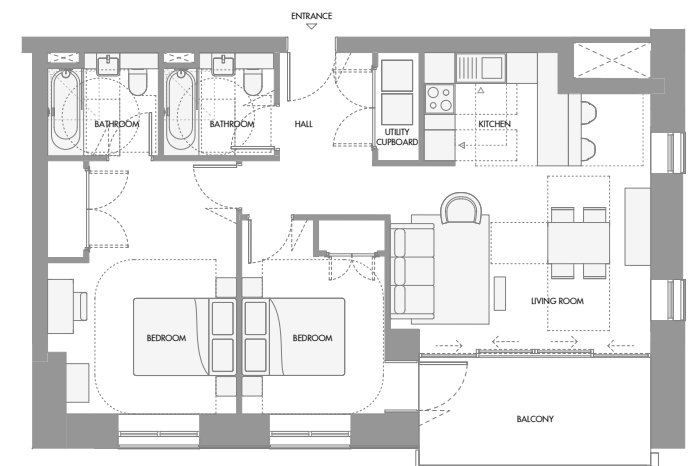
COMMERCIAL

BLOCK	RETAIL SPACE NIA (SQFT)	COMMUNITY SPACE NIA (SQFT)	TOTAL NIA (SQFT)	TOTAL GIA (SQFT)
BUILDING 1	2,743	3,018	5,761	6,294
BUILDING 2	-	985	985	1,016
TOTAL:	2,743	4,003	6,746	7,309

EXAMPLE FLOORPLANS



TYPICAL 1B2P PRIVATE UNIT TYPE



TYPICAL 2B4P PRIVATE UNIT TYPE



TENANCY SCHEDULE

Premises	Tenant's Trading Name	Start Date	End Date	Notice Period	Passing Rent p. a.	Comments	
53A Woodgrange Road	Residential	31/03/2022	01/04/2023	3 months	£15,600	55A Woodgrange Road is vacant.	
Hostel	Higgins Partnerships 1961 PLC	08/03/2022	31/03/2023	6 weeks	£25,200		
Durning Suite	Barno Print	15/04/2018	Rolling Contract	3 months	£12,720		
Earlham Suite	Higgins Partnerships 1961 PLC	01/06/2021	Rolling Contract	1 month	£18,600		
Conference Rooms x 2	African Health Policy Network	01/06/2016	Rolling Contract	3 months	£6,500		
Suite Rooms	Various	01/02/2019	Rolling Contract	1-3 months	c. £4000	Holding over.	
New Business Centre Units	Various	11/11/2021	Rolling Contract	1-3 months	£1,000 – £5,000	15 units, 6 vacant	
Telecoms	Vodafone*, Orange**, O2***	24/07/1989	Holding Over	12 months	£12,500 – £13,000	Holding over.	
Substation	The London Electricity Board	24/06/1963	24/06/2023	TBC	TBC	Due to expire and equipment removed prior to sale.	
RETAIL UNITS	51 Woodgrange Road	Angies Stock Shop	10/04/2006	Holding Over	NA	£25,000	Holding over.
	53 Woodgrange Road	Safiya Fruits and Vegetables	19/02/2021	02/12/2023	9 months	£24,000	Lease renewal. Break date, any date from 03/09/2021 onwards. Original lease 17/12/2015, 5 year term.
	55 Woodgrange Road	Aston Mansfield	NA	NA	NA	£0	
	57 Woodgrange Road	Inclusive Care Support (Asif Yaqoob)	25/06/2019	24/06/2026	9 months	£15,570	Original lease 25/06/2004, 15 year term. Next rent review 25/06/2025.
	59 Woodgrange Road	Hallmark	07/09/2005	06/09/2026	9 months	£23,250	Effective from 01/09/2019. Annual rent £23,750 from 25/0/2024 until 06/09/2026.
	61 Woodgrange Road	BRASA	09/10/2020	08/10/2023	9 months	£22,500	
	63 Woodgrange Road	Malchem Pharmacy	07/10/2019	06/10/2024	9 months	£26,000	£27,000 pa rent from 07/10/2023. Original lease 19/10/2004.
	65 Woodgrange Road	Vacant	NA	NA	NA	£0	65 Woodgrange Road is vacant.
				TOTAL:	£304,184		

RENT REVIEWS:

*Vodafone: 24/07/1994, 24/07/1999, 24/07/2000, 24/07/2009

**Orange: 29/10/2004, 29/10/2007, 29/10/2010, 29/10/2013, 29/10/2016, 29/10/2019

***O2: 18/09/2011, 18/09/2016



FURTHER INFORMATION

TENURE AND LEGALS

The sale is of the Freehold interest in the site.

Sale of freehold titles EGL461770, EX13110 and EGL127558.

COMMUNITY CENTRE HANDBACK

On practical completion the community spaces (372 sqm) will be handed back to the Vendor on a leasehold basis at a rent of £12.50 psf (£50,052 pa) for a term of 20 years subject to 5-yearly rent reviews (OMV).

Heads of Terms and required internal specification available in the dataroom.

VIEWINGS

Viewings strictly by appointment only. Please contact a member of the team.

METHOD OF SALE

The Vendor is inviting offers on an Unconditional basis.

The site will be sold via an Informal Tender process.

Our client reserves the right not to accept the highest, or any offer received.

VAT

The vendor has confirmed that the site is not elected for VAT.

DATAROOM

To view further information on the site, interested parties will need to register the online data room using the link below:

<https://durning-hall.co.uk/>



ENQUIRIES

For all enquiries and further information please contact:



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