

## East London Fully Private Consented Residential Development Opportunity





## KEY HIGHLIGHTS

- A fully private consented residential development opportunity in Mile End, East London
- The site is approximately 0.06 hectares (0.14 acres) and consists of a Texaco petrol station and forecourt
- Planning consent (Ref: PA/21/01417/A1) granted in May 2022 for 19 private residential apartments
  - 6 x 1 beds, 11 x 2 beds and 2 x 3 beds
  - Total NSA of 1,316 sq m (14,159 sq ft)
  - Total GIA of 1,719 sqm (18,497 sq ft)
- Situated adjacent to Mile End Park and approximately 800 metres south of Victoria Park
- Located approximately 400 metres north of Mile End London Underground station which offers services on the Central, District and Hammersmith & City lines
- For sale Freehold with vacant possession





## SITE & LOCATION

The site is approximately 0.06 hectares (0.14 acres) in size and comprises a Texaco petrol filling station and forecourt. The immediate locale comprises predominantly two and three storey residential terraced housing. Clifton Road and Grove Road front the site to the north and east, while to the south of the site are residential properties and to the west is Mile End Park.

Mile End Park, a 79 acre area of public open space is located adjacent to the site and Victoria Park is approximately 800 metres north of the site. It is 213 acres in size and one of the best public parks in London containing various sporting facilities including tennis courts and cricket pitches, as well as children's playgrounds, a lake and two cafés.

Mile End London Underground station is located approximately 400 metres to the south and offers services on the Central, District and Hammersmith & City lines. There are also a range of bus routes servicing the local area north towards Victoria Park and Hackney, south towards Canary Wharf, east towards Stratford and west to the City of London. The site also benefits from excellent road connections, located approximately 1.1 miles (1.8 km) west of the A12 and 300 metres north of Mile End Road which links the area to the City of London and Stratford.



Red line for indicative purposes only



Yellow line for indicative purposes only







## CONSENTED SCHEME

The site is located within the London Borough of Tower Hamlets and there are no listed buildings on the site nor is it located in a Conservation Area. A planning permission (Ref: PA/21/01417/A1) was granted in May 2022 for:

*"Demolition of existing structures and buildings associated with the petrol station (Sui Generis) and erection of 19 no. residential apartments (C3) with associated amenity space, refuse store, cycle store, landscaping, and associated works."*

## ACCOMMODATION SCHEDULE

FLOOR	UNIT	BEDS	NSA SQ M	NSA SQ FT
Ground	A 0.1	2	80	859
	A 0.2	1	68	728
	B 0.1	1	50	541
	B 0.2	2	76	820
First	A 1.1	2	74	795
	A 1.2	2	73	781
	B 1.3	1	50	538
	B 1.1	2	70	759
	A 1.2	2	64	689
	A 2.1	2	74	795
Second	A 2.2	2	73	782
	A 2.3	1	50	538
	A 2.1	3	97	1,041
Second / Third (duplex units)	A 2.2	3	97	1,047
	A 3.1	2	74	795
Third	A 3.2	2	73	781
	A 3.3	1	50	538
	A 4.1	1	51	553
Fourth	A 4.2	2	72	779
<b>TOTAL</b>	<b>19</b>		<b>1,316</b>	<b>14,159</b>

The consented scheme consist of 6 x 1 beds, 11 x 2 beds and 2 x 3 beds.

Total GIA of 1,719 sqm (18,497 sq ft).

## CIL

The Mayoral and Borough CIL contributions are set out below

MAYORAL CIL	BOROUGH CIL
£98,266	£242,735
<b>TOTAL</b>	<b>£341,001</b>

## SECTION 106

The proposed development is subject to the following financial obligations as outlined in the S. 106 agreement:

FINANCIAL CONTRIBUTION	SUM
Affordable Housing Contribution	£51,779
Carbon Offset Contribution	£15,105
Construction Phase Employment & Skills Training Contribution	£6,832
Cycle Infrastructure Improvement Contribution	£20,000
Off-Site Playspace Contribution	£4,200
Development Coordination and Integration Contribution	£1,900
Disabled Parking Space Contribution	£10,000
<b>TOTAL</b>	<b>£109,816</b>

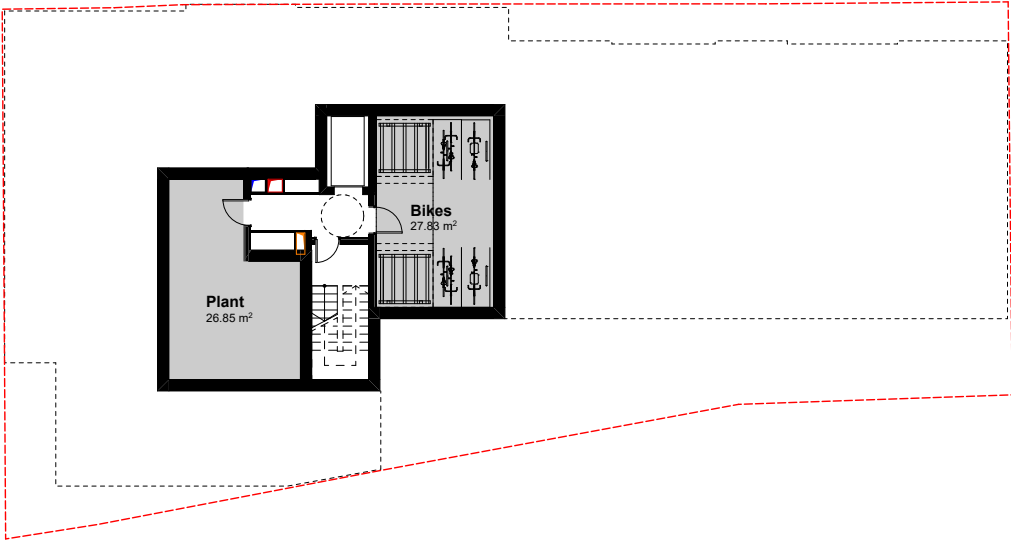


CGI of consented scheme

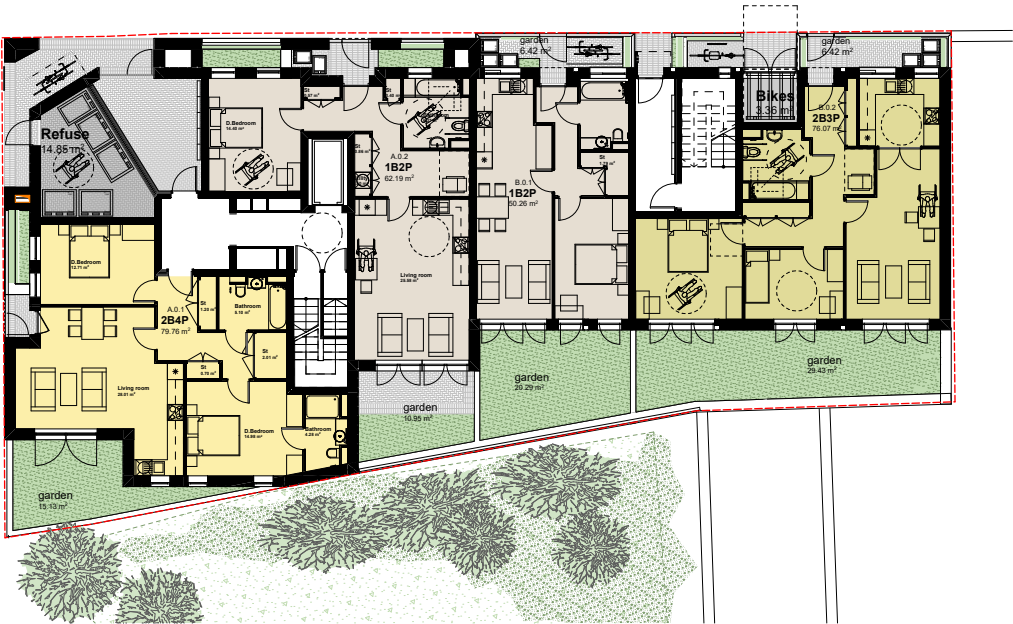


CGI of consented scheme

CONSENTED FLOORPLANS



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

CONSENTED FLOORPLANS

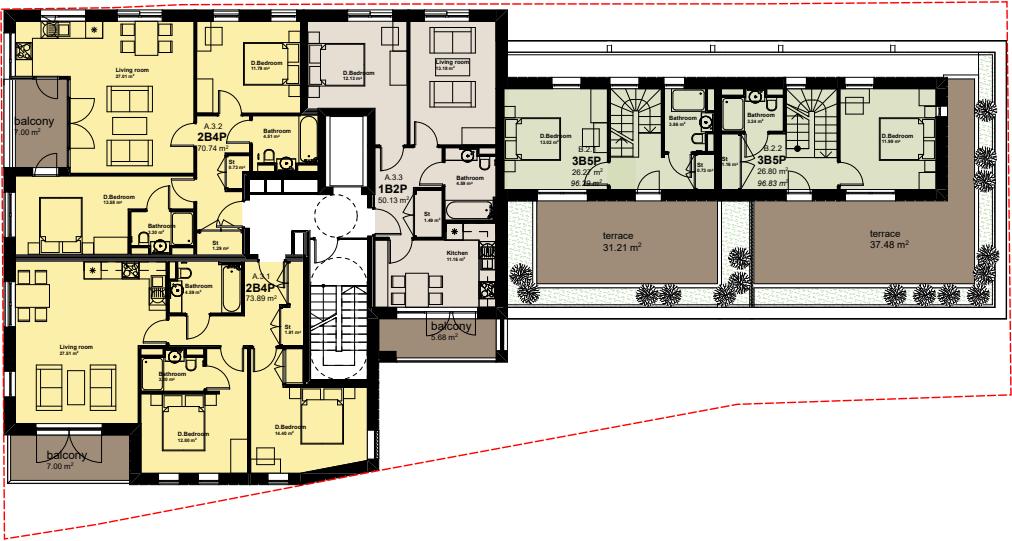


FIRST FLOOR PLAN



SECOND FLOOR PLAN

CONSENTED FLOORPLANS



THIRD FLOOR PLAN









CGI of consented scheme

## TITLE & TENURE

The site is for sale freehold.

## METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).

## VAT

We understand that the property is not elected for VAT.

## VIEWINGS

Please contact the sole selling agents, should you wish to make an appointment.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

<https://sites.savills.com/53groveroad>

## CONTACT

For further information please contact:

### **Hugh Bushell**

+44 (0) 20 7075 2860  
hbushell@savills.com

### **Alex Soskin**

+44 (0) 20 7409 9993  
alex.soskin@savills.com

The Savills logo, featuring the word 'savills' in a lowercase, sans-serif font, with the 's' and 'v' in a darker shade than the 'a', 'i', 'l', 'l', 's'.

### **AGENTS NOTE**

We wish to inform prospective buyers of this property that The Directors of Shoreditch Land Ltd (trading as TM Land) have a vested interest in the property.

### **IMPORTANT NOTICE**

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | July 2022