



LAND TO THE REAR OF 21 HIGH STREET

Feltham, London TW13 4AG

Consented Co-Living Development Opportunity



OPPORTUNITY SUMMARY

- 0.19 hectare (0.47 acre) site comprising a vacant car park
- Proposed new build development totalling 4,305 sq m (46,339 sq ft) NIA over 7 storeys
- Full planning permission for:
 - 121 co-living units
 - 420 sq m (4,521 sq ft) co-working space (B1) (can be rented exclusively)
 - 267 sq m (2,874 sq ft) café (can be rented exclusively)
- 250 metres from Feltham National Rail station, providing direct services to London Waterloo (29 minutes)
- For sale freehold with vacant possession



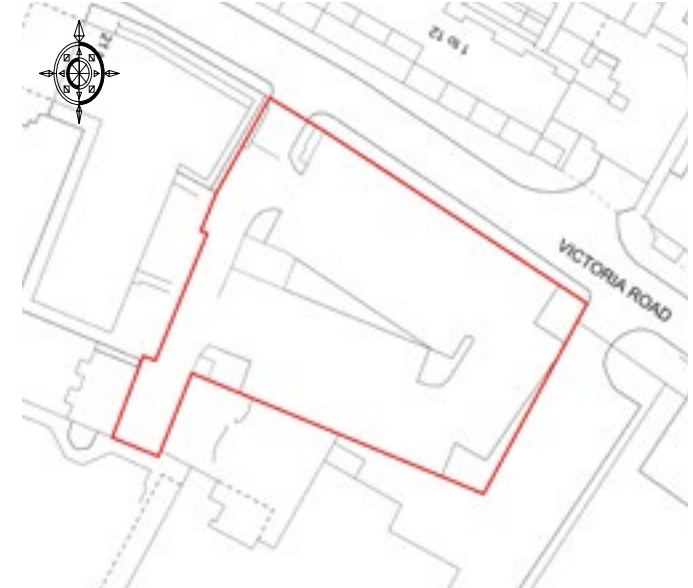
LOCATION & SITUATION

Feltham is situated in West London, approximately 21.7 km (13.5 miles) from the West End and 4.3 km (2.7 miles) from London Heathrow Airport.

Feltham falls within a wider network of well-connected town centres including Staines-upon-Thames to the west, Sunbury-on-Thames to the south, Hounslow to the north east and Twickenham and Richmond to the east. These towns combine to form an affluent Greater London commuter zone with numerous direct rail links to Central London.

The subject property is situated on Victoria Road, adjacent to its junction with Feltham High Street, benefitting from close proximity to the town centre's various amenities.

Feltham National Rail station is situated approximately 250 metres to the north of the property, providing direct services to London Waterloo in 29 minutes (source: National Rail) with up to 8 services per hour.



The nearest bus stop is located on High Street and is served by a number of bus routes to central London and local destinations. In addition, a frequent bus service (up to every 10 minutes) provides a direct link from Feltham train station to London Heathrow.

'The Centre', a major mixed use retail and residential scheme in Feltham Town Centre, is located on the opposite side of High Street and is home to numerous national retailers to include Argos, Asda, Costa Coffee, Matalan, New Look, Next and Starbucks.

DESCRIPTION

The site extends to approximately 0.19 hectares (0.47 acres) and comprises a vacant car park which was associated with 21 High Street – the adjacent former office building which has recently been converted to residential apartments.

The site is bound by Victoria Road to the north, beyond which is a large purpose built block of flats. To the west of the property is 21 High Street, whilst to the south and east of the site is St Lawrence Primary School.

PLANNING

The property falls within the jurisdiction of the London Borough of Hounslow (LBH). The property is not listed but falls within Feltham Town Centre conservation area.

The property is situated within Flood Zone 1.

PROPOSED DEVELOPMENT

Full planning permission was granted by appeal on 18th February 2020 for the following development (LBH ref: P/2018/2426):

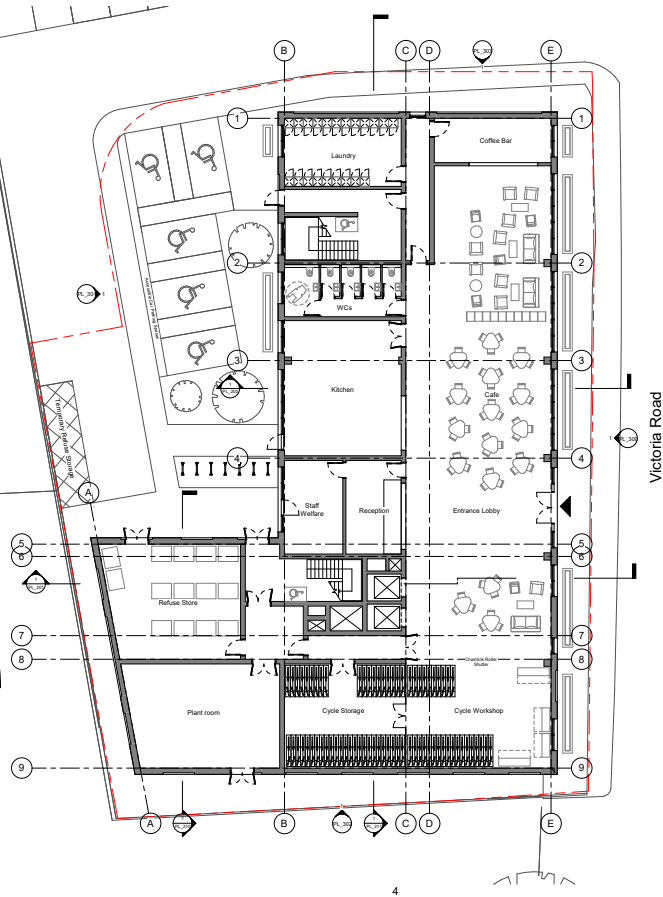
“Construction of 6 storey building with a setback 7th floor to provide 121 co-living units, co working space, bike workshop and retail, and associated and ancillary facilities, plant, refuse, cycle storage and landscaping.”

A schedule of areas summarising the proposed Net Internal Areas is set out below:

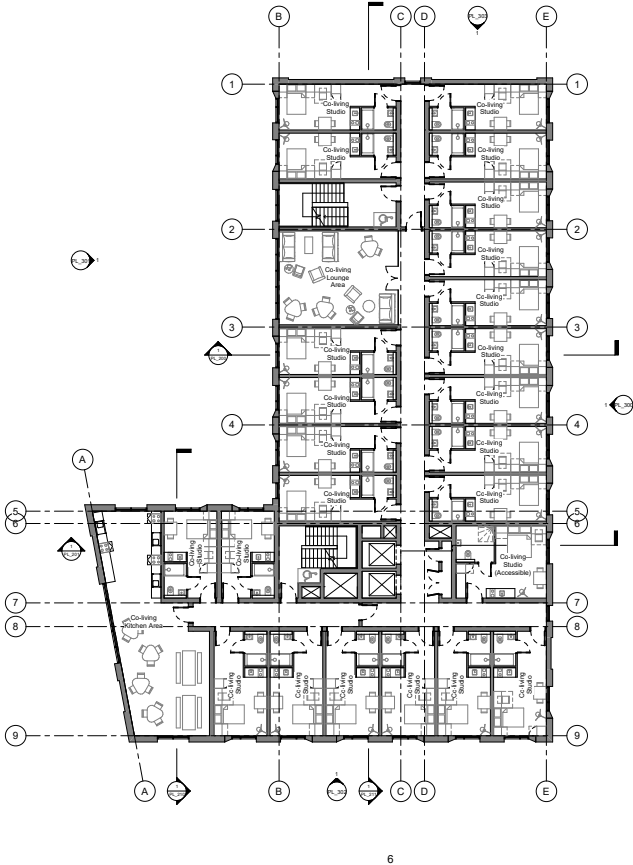
USE	NIA (SQ M)	NIA (SQ FT)	UNITS
Co-Living Studios	2,569	27,653	121
Co-Living Communal Areas	883	9,505	-
Co-Working	420	4,521	1
Café	267	2,874	1
Back-of-House	166	1,787	-
Total	4,305	46,339	-

A more detailed area schedule is available on the dataroom.

PROPOSED FLOORPLANS



Ground Floor



Second Floor

SECTION 106 AGREEMENT

The planning permission is subject to the following financial contributions as outlined in the Section 106:

CONTRIBUTION	SUM
Carbon Offset Contribution (First Instalment)	£85,464.00
Carbon Offset Contribution (Second Instalment)	TBC
Construction Training Contribution	£41,250.00
Employment Initiatives Contribution	£16,500.00
Highway Works Contribution	£131,278.76
Total	£274,492.76

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A CIL liability notice is available on the dataroom which identifies the proposed development will be subject to the following indexed CIL obligations:

CIL TYPE	SUM
LB Hounslow CIL	£379,002.70
London Mayoral CIL	£259,744.64
Total	£638,747.34

VAT

The property is elected for VAT.

TENURE

Freehold with vacant possession.
Land registered under title number AGL76071.

PROPOSAL

The property is for sale by way of informal tender (unless sold prior).



CGI of proposed scheme



CGI of proposed scheme

FURTHER INFORMATION

Further information, including a full legal pack can be found at the following website: <https://estatecreate.com/highstreetfeltham>

GUIDE PRICE

Offers in excess of £7,950,000.

CONTACT

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