



# SOTHERON PLACE

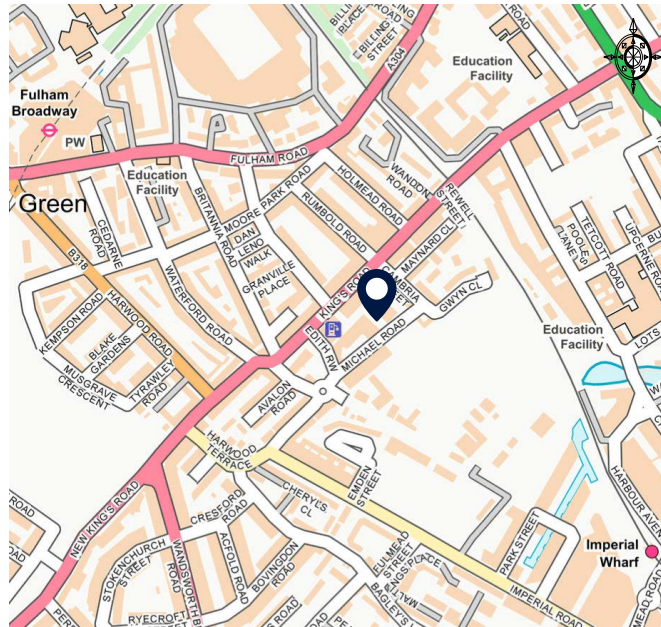
4 - 5 Sotheron Place London SW6 2EJ

Prime South West London Development Opportunity



## EXECUTIVE SUMMARY

- Prime residential led development opportunity in Fulham, South West London.
- Existing site comprises two light industrial buildings occupied by retail and leisure uses.
- Resolution to grant planning for the erection of two blocks, one six storeys and one three storeys. The proposed scheme delivers 31 residential units (10 affordable), providing a mix of 1, 2 and 3 bed apartments alongside office and leisure uses.
- The residential area totals 2,962sqm (31,880sqft) GIA and 2,239sqm (24,101sqft) NSA.
- There is also 858sqm (9,237sqft) GIA of B1a office space and 663sqm (7,137sqft) GIA of D2 leisure space within the scheme.
- Located adjacent to the King's Road, Fulham Broadway station (District Line) is located 0.65km (0.4 miles) north west of the site. Imperial Wharf station (Overground & Southern) is located 1.1km (0.7 miles) south east of the site.
- Total site area 0.24ha (0.59 acres).
- For sale freehold with vacant possession



## LOCATION

Sotheron Place is located on Michael Road in Fulham within the London Borough of Hammersmith and Fulham. The site sits in a prominent location and is in close proximity to local amenities on the King's Road and Fulham Broadway.

Fulham is an affluent south west London centre, popular with young professionals and families due to its good transport links, proximity to the river, green open spaces, schools and local leisure and retail amenities. The King's Road provides a wide range of retailers, food stores, restaurants and cafes. Occupiers include Megan's, Waitrose, The Ivy Chelsea Garden and GAIL's.

St William's significant King's Road Park development is located directly opposite the site and will deliver 1,843 residential units alongside 6,895sqm (74,217sqft) GIA of retail, office, community and leisure uses. The development will be set within six acres of landscaping including a public park and square.

The site has excellent transport connections as indicated by its PTAL rating of 6a. Local transport includes:

- Fulham Broadway (District Line), 0.65km (0.4 miles) north west of the site.
- Imperial Wharf (Overground & Southern), 1.1km (0.7 miles) south east of the site.
- The number 11 and number 22 bus routes, providing regular access to Central London.

## DESCRIPTION

- The site is broadly rectangular in shape and currently comprises two light industrial buildings occupied by retail and leisure uses (Class A1, B8 and D2).
- The site extends to 0.24ha (0.59 acres) in area.
- The surrounding area comprises a broad mix of uses including residential, retail, office and light industrial.



## PLANNING

The property falls within the jurisdiction of the London Borough of Hammersmith and Fulham.

Planning permission (ref: 2020/01499/FUL) was granted on 28th January 2021 for:

*"Demolition of existing buildings and redevelopment including the erection of a part one, part 3 storey building and a 6 storey building plus basement to provide 31 flats (Use Class C3) and commercial floorspace (Use Class B1a and D2) with associated parking, landscaping and amenity space."*

Block A will be arranged over 2 basement levels and 6 storeys above ground providing D2 (leisure) floorspace at basement and ground floors, Class B1a (office) use at first and 21 new residential dwellings on the remaining upper floors. Block B will be arranged over 3 storeys above ground and will comprise Class B1a (office) use at ground floor and 10 new residential dwellings on the upper floors. The scheme will deliver 31 new residential dwellings in total, as well as 24 parking spaces. 13 of these spaces are to be provided for neighbouring landowners.

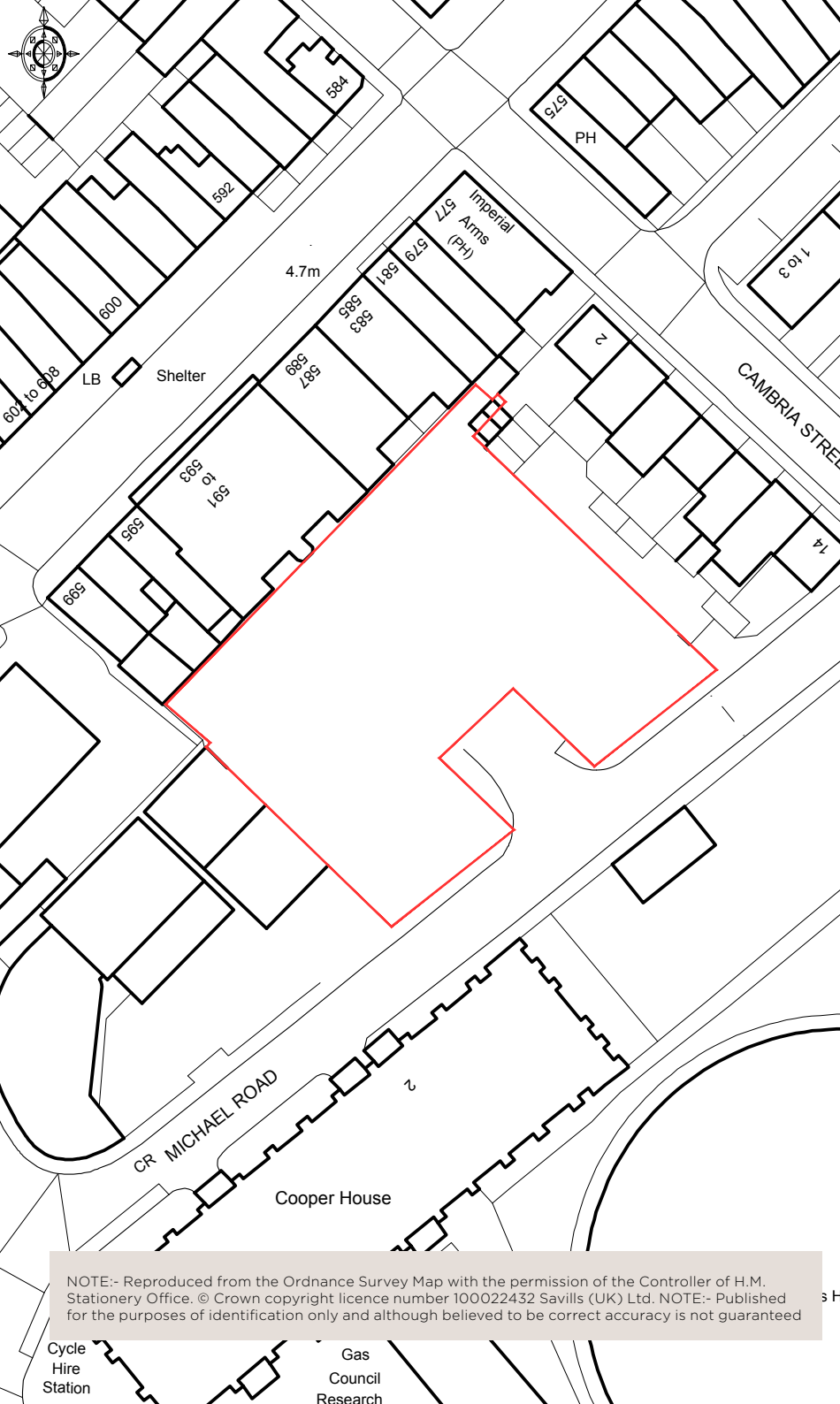
### S106 & CIL

The Section 106 agreement includes the delivery of 10 affordable units (5 x London Affordable Rent and 5 x London Living Rent) and a contribution of £233,267.

The site is liable for London Borough of Hammersmith & Fulham and Mayoral CIL, with an estimated total liability of £693,803.







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## TITLE & TENURE

The site is for sale freehold with Vacant Possession.  
Title no. NGL472526

## METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior). Further details will be provided at the appropriate time.

## VAT

We understand that VAT is payable on the purchase price.

## FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at:

<https://sites.savills.com/sotheronplace/>

## VIEWINGS

The site can be viewed externally from Michael Road and Sotheron Place.

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.

To arrange internal access please contact the sole selling agents.

## CONTACTS

For further information please contact:

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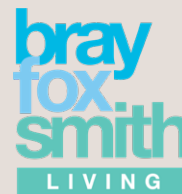
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