

INDICATIVE VISUALISATION

RESIDENTIAL
DEVELOPMENT OPPORTUNITY

FOR SALE

1 BRADFIELD ROAD
WEST SILVERTOWN
LONDON E16 2AX



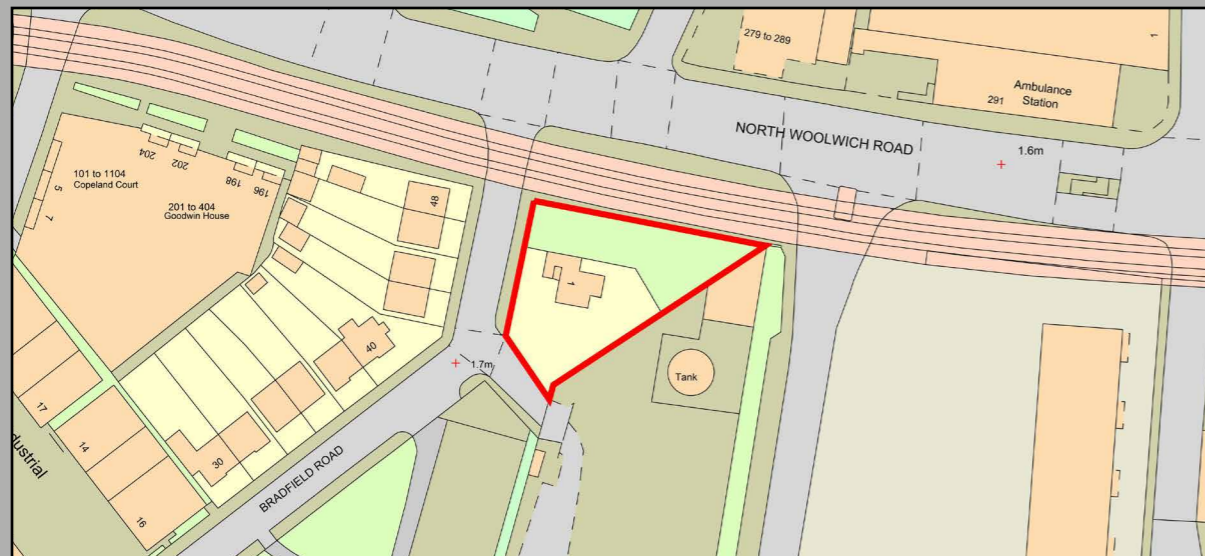
SUMMARY

- Two-storey detached house with associated garden and land situated on a 0.25 acre site (0.10 hectares)
- Planning permission for a new build scheme comprising 55 residential units totalling a GIA of 5,221m² (56,204ft²) and residential NSA of 3,615m² (38,906ft²) with 35 units designated for private sale and 20 for affordable housing
- Sought-after location circa 200 metres from West Silvertown DLR Station
- *Offers are invited for the freehold interest*

DESCRIPTION

The existing property comprises a two-storey house with adjacent gardens and parking, along with a cleared strip of land to the north, extending to approximately 0.25 acres (0.10 hectares).

The site is bounded to the north by North Woolwich Road and to the south by Lyle Park and a site known as Deanston Wharf, which has planning consent for a mixed-use development totalling 769 residential units. To the west are several two-storey terraced houses which front Bradfield Road, and to the east lies an extensive mixed-use development known as Royal Wharf.





ROYAL WHARF



DEANSTON WHARF



THAMES CLIPPER

LOCATION

The site is located on the eastern side of Bradfield Road in West Silvertown, East London. Bradfield Road comprises a mix of two-storey residential terraced and semi-detached houses alongside industrial units. The Local Authority is the London Borough of Newham.

The development known as Royal Wharf by Ballymore / Oxley Holdings is situated approximately 200 metres to the east, while The Refinery, a 100% shared ownership scheme developed by Hollybrook Homes and operated by Southern Housing Group, is located approximately 50 metres to the west.

The immediate surrounding area is undergoing extensive regeneration through several mixed use developments and improvements in the public realm under the DLR.

West Silvertown DLR station located approximately 200 metres to the west, and Custom House DLR station approximately 800 metres to the north which will provide Crossrail services. This offers services to Canning Town (2 minutes) and Bank (18 minutes) to the west and London City Airport (4 minutes) to the east.



Canning Town
Bank

2 minutes
18 minutes

[VIEW LOCATION MAP](#)





ROYAL WHARF

3,300+ new homes
by Ballymore
MAJORITY SOLD

ROYAL WHARF PIER / THAMES CLIPPER

DEANSTON WHARF

Planning for 769 new homes
by Ballymore & Oxley Holdings

LYLE PARK

1 BRADFIELD ROAD

WEST SILVERTOWN DLR STATION 

PLANNING & DEVELOPMENT POTENTIAL

Planning permission has been granted on 20th February 2020 (reference: 19/00517/FUL) for the demolition of the existing house and comprehensive redevelopment to create a single building of twelve storey's in height comprising 55 residential units (27 x 1 bedroom, 6 x 2 bedroom & 22 x 3 bedroom units) extending to approximately 38,906ft² NSA.

We understand that the proposed scheme is also subject to a CIL liability of approximately £469,238.69 and Section 106 payments amounting to circa £227,855 as well as a future Affordable Housing Contribution which is calculated via a late stage review mechanism.

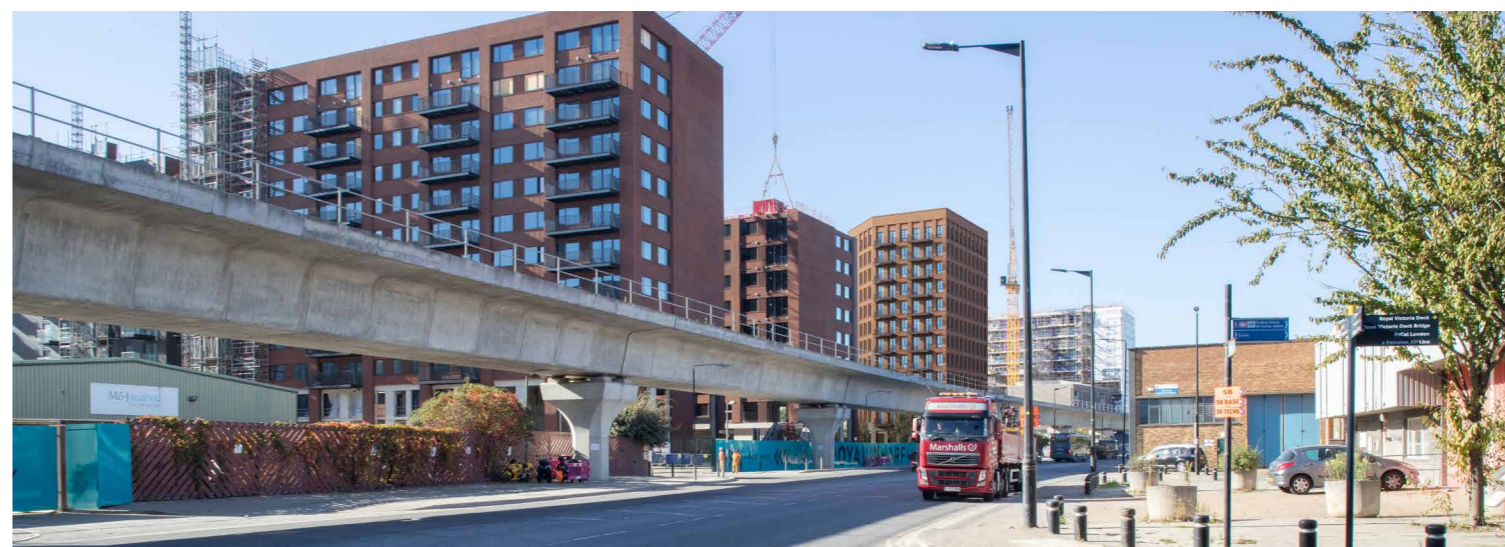
Further information on the late stage review mechanism can be found in the S106 document within our [dataroom](#).

An additional non-material planning application was granted on 10th March 2020 (reference: 20/00566/NONMAT) which moves the proposed building 2 metres to the north.

ACCOMMODATION SCHEDULE

Tenure	Total NSA m ²	Total NSA ft ²	Total GIA m ²	Total GIA ft ²
Private	2,302	24,766	2,957	31,828
Shared Ownership	328	3,534	423	4,552
Affordable Rented	985	10,606	1,267	13,637
Ancillary Spaces	-	-	540	5,812
Roof Level	-	-	35	376
Total	3,615	38,906	5,222	56,205

Tenure	1B2P	2B3P	3B4P	Total
Private	15	6	14	35
Shared Ownership	3	0	2	5
Affordable Rent	9	0	6	15
Total	27	6	22	55



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TENURE

The property will be sold freehold with vacant possession on completion.

TERMS

Offers are invited for the freehold interest.

VAT

We understand that the property is elected for VAT.

ADDITIONAL INFORMATION

All relevant planning, technical and legal documents can be viewed and downloaded from the [dataroom](#) using access code 'Bradfield'.



INDICATIVE VISUALISATION

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