London Residential Development
Development Land
A selection of deals from 2013

Savills
33 Margaret Street
London
W1G 0JD
+44 (0) 20 7499 8644

www.savills.co.uk/londonland
The Savills London Residential Development Land Team has sold or acquired a total of 62 development opportunities with a land value of over £1.87 billion within 2013.

The demand for residential development land and development opportunities within London is expected to continue throughout 2014, allowing us to achieve exceptional value for our Clients.

More stock is needed from small to large lot sizes to satisfy our disappointed under bidders.

Please contact one of the Savills team below if you wish to discuss any opportunities.

Central
Tim Whitmey
+44 (0) 20 7409 9999
twhitmey@savills.com

Luke Hawkesbury
+44 (0) 20 7409 9942
lhawkesbury@savills.com

Andrew Boyd
+44 (0) 20 7409 9993
aboyd@savills.com

Lizzie Parrott
+44 (0) 20 7409 9943
lparrott@savills.com

North
Darren Arnold
+44 (0) 20 7409 9926
darnold@savills.com

Harry de Lotbiniere
+44 (0) 20 7016 3852
hdelotbiniere@savills.com

South
Andrew Cox
+44 (0) 20 7016 3851
acox@savills.com

Andrew Cooper
+44 (0) 20 7016 3848
acooper@savills.com

East
Ed de Jonge
+44 (0) 20 7016 3849
edejonge@savills.com

Sean Cooper
+44 (0) 20 7409 9948
scooper@savills.com

West
Robert Pollock
+44 (0) 20 7409 8114
rpollock@savills.com

Team Secretary
Vicky Strong
+44 (0) 20 7409 9947
vstrong@savills.com

Our Coverage

www.savills.co.uk/londonland
A selection of transactions by Savills Land Team throughout 2013

1-3 Grosvenor Square, W1
- Canadian High Commission with office and residential uses over 159,745 sq ft. No existing planning permission.
STATUS: Sold
DATE: November 2013
VENDOR: Government
PURCHASER: Residential Developer
SALE PRICE: £306 million

Former Dairy Crest site, Centre House and Stadium House, Wood Lane W12
- Land assembly of 3 adjacent sites currently comprising a range of office and light industrial buildings. Total site area of approximately 13 acres with planning permission for 1,150 new homes and further development potential.
STATUS: Acquired
DATE: Mid-2013
VENDOR: Public Sector / Property Company
PURCHASER: University
GUIDE PRICE: Excess £150 million

The Ram Brewery, SW18
- Significant 7 acre site with planning permission for 681 apartments and 108,000 sq ft retail and leisure amenity.
STATUS: Sold
DATE: January 2014
VENDOR: Asset Manager / Developer
PURCHASER: Overseas Developer
GUIDE PRICE: Confidential

Thames Quay, Marsh Wall, E14
- Significant 3.46 acre site with four existing office buildings. Potential for residential led redevelopment.
STATUS: Sold
DATE: August 2013
VENDOR: Investor
PURCHASER: Investor
GUIDE PRICE: £80 million

Harcourt House, Cavendish Square, W1
- A 63,981 sq ft NIA building including residential, D1 medical and B1 office use with redevelopment potential.
STATUS: Sold
DATE: December 2013
VENDOR: UK Fund Manager
PURCHASER: Developer
GUIDE PRICE: £60m

Dukes Lodge, 80 Holland Park, W11
- Substantial mansion block on 0.62 acres. Existing GIA of 35,550 sq ft comprising 27 residential apartments with redevelopment potential.
STATUS: Sold
DATE: August 2013
VENDOR: UK Fund Manager
PURCHASER: Residential Developer
GUIDE PRICE: Circa £45 million
A selection of transactions by Savills Land Team throughout 2013

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Description</th>
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<th>Purchaser</th>
<th>Guide Price</th>
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</thead>
<tbody>
<tr>
<td>Athena Court, 160-188 High Street, E15</td>
<td>Completed freehold building comprising 165 private flats.</td>
<td>Sold</td>
<td>December 2013</td>
<td>Receivership</td>
<td>Property Company</td>
<td>Excess £30 million</td>
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<tr>
<td>The Solitaire, 158 – 166 Brompton Road, SW3</td>
<td>A 58,000 sq ft GIA mixed use building comprising 49 apartments and 12 retail units with redevelopment potential.</td>
<td>Sold</td>
<td>April 2013</td>
<td>Property Investor / Developer</td>
<td>Investor</td>
<td>£35 million</td>
</tr>
<tr>
<td>Clayponds Campus, Sterling Place, W5</td>
<td>Former post-graduate accommodation comprising 138 flats and houses in a 4.3 acre site.</td>
<td>Sold</td>
<td>March 2013</td>
<td>University</td>
<td>Registered provider</td>
<td>Excess £25 million</td>
</tr>
<tr>
<td>1 Harrington Gardens, SW7</td>
<td>A 29,248 sq ft GIA mixed use block comprising of 40 serviced apartments and a ground floor restaurant with residential development potential.</td>
<td>Sold</td>
<td>May 2013</td>
<td>Receivers</td>
<td>Investor</td>
<td>£25 million</td>
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<td>Cityside House and Challenger House, E1</td>
<td>54,000 sq ft office building with development potential and 56,000 sq ft hotel occupying 1.1 acre site.</td>
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### A selection of transactions by Savills Land Team throughout 2013

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<th>Property Details</th>
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</thead>
<tbody>
<tr>
<td><strong>Gillette Corner, Great West Road, TW8</strong></td>
<td>10.25 acre site with Grade II listed building. Benefited from planning permission for nearly 1m sq ft of accommodation including hotel, office and restaurant.</td>
<td>Sold</td>
<td>June 2013</td>
<td>Property Company / Receiver</td>
<td>Property Company</td>
<td>£23 million</td>
</tr>
<tr>
<td><strong>Dollar Bay, Lawn House Close, E14</strong></td>
<td>A 0.9 acre site with consent for a 27 storey residential tower comprising 121 units.</td>
<td>Sold</td>
<td>September 2013</td>
<td>Residential Developer</td>
<td>Residential Developer / Registered Provider</td>
<td>£20 million</td>
</tr>
<tr>
<td><strong>135 Grosvenor Road, SW1</strong></td>
<td>A 0.15 acre cleared site with planning permission for a new build scheme comprising 8 apartments over 6 storeys with a total floorspace of 23,575 sq ft GIA.</td>
<td>Sold</td>
<td>December 2013</td>
<td>Private Individual</td>
<td>Private Individual</td>
<td>£20m</td>
</tr>
<tr>
<td><strong>Bishopswood Road, N6</strong></td>
<td>A 0.96 acre site occupied by two existing buildings. Planning permission for conversion to two nine bedroom houses with two six bedroom new build houses on the adjoining plot.</td>
<td>Sold</td>
<td>October 2013</td>
<td>School</td>
<td>Residential Developer</td>
<td>Excess £17 million</td>
</tr>
<tr>
<td><strong>Helix London, Trafalgar Way, E14</strong></td>
<td>1 acre site with consent for 414 residential units (345 private) in two high rise towers.</td>
<td>Sold</td>
<td>October 2013</td>
<td>Private Investor / Developer</td>
<td>Residential Developer</td>
<td>Excess £15 million</td>
</tr>
<tr>
<td><strong>68-82 Digby Road, E9</strong></td>
<td>Two storey retail warehouse with planning permission for a new build scheme of 49 residential units (of which 34 are private) and a commercial unit.</td>
<td>Acquired – Forward Purchase</td>
<td>August 2013</td>
<td>Residential Developer</td>
<td>Registered Provider</td>
<td>£11 million</td>
</tr>
</tbody>
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**Plots E, F and G, Alfa Laval, Great West Road, TW8**
- 1.2 acre cleared site with planning permission for redevelopment to provide 137 private residential apartments and underground car parking.
- **STATUS:** Sold
- **DATE:** October 2013
- **VENDOR:** Property Company
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** £11 million

**100 New Kings Road, SW6**
- Grade II listed office building. Planning permission for change of use of 2nd to 7th floors to 8 private residential units and offices at ground and first floors.
- **STATUS:** Sold
- **DATE:** December 2013
- **VENDOR:** Investor
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** Excess £7.5 million

**28 Queen Anne’s Gate, SW1**
- Grade I listed building used as office with planning permission for conversion to a single house.
- **STATUS:** Sold
- **DATE:** June 2013
- **VENDOR:** Investor
- **PURCHASER:** Investor
- **GUIDE PRICE:** £10 million

**282-288 Goldhawk Road, W6**
- Former care home with lapsed planning consent for a residential development sold on a subject to planning basis.
- **STATUS:** Sold
- **DATE:** November 2013
- **VENDOR:** Local Authority
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** £10 million

**Emerson Bainbridge House, Cleveland Street, W1**
- A Grade II listed building with planning permission for conversion to 8 private residential units.
- **STATUS:** Acquired
- **DATE:** December 2013
- **VENDOR:** Investor / Developer
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** £8 million

**21 John Street, WC1**
- Grade II listed office building. Planning permission for change of use of 2nd to 7th floors to 8 private residential units and offices at ground and first floors.
- **STATUS:** Sold
- **DATE:** October 2013
- **VENDOR:** Investor
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** Excess £7.5 million
### A selection of transactions by Savills Land Team throughout 2013

**Page Street, SW1**
- A 0.38 acre site with an implemented planning permission for 32 residential units.
- **STATUS:** Sold
- **DATE:** December 2013
- **VENDOR:** Registered Provider
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** £7.5m

**13 Windsor Street, N1**
- Office building with prior approval granted to convert into 9 apartments.
- **STATUS:** Sold
- **DATE:** December 2013
- **VENDOR:** Investor / Developer
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** Excess £6 million

**163 Iverson Road, NW6**
- Former garden centre site of 0.35 acres with planning for 26 private residential units and 10 affordable units.
- **STATUS:** Sold
- **DATE:** March 2013
- **VENDOR:** UK Property Company
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** Excess £6 million

**Kay Court, Finchley Road, NW3**
- Former care home extending to 22,722 sq ft GIA with planning for 18 private residential units and 4 affordable units.
- **STATUS:** Sold
- **DATE:** May 2013
- **VENDOR:** Charity
- **PURCHASER:** Residential Developer
- **GUIDE PRICE:** £5.5 million

**William Martin Court, 65 Margery Street, WC1**
- A 20,833 sq ft GIA building operated as a hostel with potential to refurbish or redevelop subject to planning.
- **STATUS:** Sold
- **DATE:** June 2013
- **VENDOR:** Registered Provider
- **PURCHASER:** Hotelier
- **GUIDE PRICE:** Excess £5.5 million

**21-27 New Broadway, W5**
- Four shop parade with residential development opportunity on upper floors.
- **STATUS:** Sold
- **DATE:** December 2013
- **VENDOR:** Property Company
- **PURCHASER:** Private Individual
- **GUIDE PRICE:** £4.2 million
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<td>324-340 High Street, Sutton, SM1</td>
<td>Planning permission for residential led mixed use development of 40 residential units and two commercial units at ground floor.</td>
<td>Sold</td>
<td>December 2013</td>
<td>Investor</td>
<td>Residential Developer</td>
<td>Excess £3 million</td>
</tr>
<tr>
<td>61 Frith Street, W1</td>
<td>Existing office use of 3,451 sq ft GIA. Potential for conversion subject to consent.</td>
<td>Sold</td>
<td>June 2013</td>
<td>Investor</td>
<td>Residential Developer</td>
<td>Excess £3.5 million</td>
</tr>
<tr>
<td>70 Guilford Street, WC1</td>
<td>Grade II listed building with planning permission for 8 private residential units.</td>
<td>Sold</td>
<td>June 2013</td>
<td>Investor</td>
<td>Residential Developer</td>
<td>£3.5 million</td>
</tr>
<tr>
<td>307 Burdett Road, E14</td>
<td>A 0.24 acre site with planning permission for 56 residential units and 7,080 sq ft of commercial space.</td>
<td>Sold</td>
<td>January 2013</td>
<td>Asset Manager</td>
<td>Residential Developer</td>
<td>Excess £3.5 million</td>
</tr>
<tr>
<td>150 Field End Road, HA5</td>
<td>Dilapidated office building with planning permission for 42 residential units, 48 parking spaces and a commercial unit.</td>
<td>Sold</td>
<td>April 2013</td>
<td>Fixed charge receivers</td>
<td>Residential Developer</td>
<td>Excess £3 million</td>
</tr>
<tr>
<td>69 Charlotte Street, W1</td>
<td>Freehold building with retail at ground and lower ground and planning permission for 3 private apartments above.</td>
<td>Sold</td>
<td>November 2013</td>
<td>Private Individual</td>
<td>Residential Developer</td>
<td>Excess £3 million</td>
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<td>49 Clapham High Street, SW4</td>
<td>Sold</td>
<td>June 2013</td>
<td>Private Individual</td>
<td>Residential Developer</td>
<td>£2.7 million</td>
</tr>
<tr>
<td>44 and 50 Porchester Road, W2</td>
<td>Sold</td>
<td>September 2013</td>
<td>Receivership</td>
<td>Private Individual</td>
<td>Excess £2.2 million</td>
</tr>
<tr>
<td>Bulvino House, 171-175 Uxbridge Road, W13</td>
<td>Sold</td>
<td>October 2013</td>
<td>Bank</td>
<td>Residential Developer</td>
<td>Excess £2 million</td>
</tr>
<tr>
<td>Wavertree Court, SW2</td>
<td>Sold</td>
<td>March 2013</td>
<td>Investor</td>
<td>Residential Developer</td>
<td>Excess £1.5 million</td>
</tr>
<tr>
<td>146 Boleyn Road, N16</td>
<td>Sold</td>
<td>April 2013</td>
<td>Private Individual</td>
<td>Residential Developer</td>
<td>Excess £1.3 million</td>
</tr>
<tr>
<td>74 Queens Crescent, NW5</td>
<td>Sold</td>
<td>December 2013</td>
<td>Property Company</td>
<td>Residential Developer</td>
<td>£1.1 million</td>
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</table>
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92-98 Westbourne Road, N7
- Site of 0.036 acres with planning permission for 4 townhouses.
STATUS: Sold
DATE: June 2013
VENDOR: Private Individual
PURCHASER: Residential Developer
GUIDE PRICE: Excess £1.1 million

Ruth House, Burlington Avenue, TW9
- Site of 0.34 acres with planning for 7 one bedroom units and 1 four bedroom house.
STATUS: Sold
DATE: August 2013
VENDOR: Private Individual
PURCHASER: Residential Developer
GUIDE PRICE: £1 million

Tokyngton Library, Monks Park, HA9
- Site of 0.27 acres occupied by a vacant library of 3,444 sq ft. Potential for conversion subject to consents.
STATUS: Sold
DATE: March 2013
VENDOR: Local Authority
PURCHASER: Charity
GUIDE PRICE: Excess £500,000

“I want to say thanks to you and to Savills for the excellent work you did on One Grosvenor Square. Your whole team went above and beyond in understanding the needs of a client like the Government of Canada and consistently responded to our concerns with professional advice. I felt throughout that you were truly committed to us.”

Canadian High Commissioner to the United Kingdom, Gordon Campbell