London Residential Development
Development Land
A selection of deals from 2013

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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.
A selection of transactions by Savills Land Team throughout 2013

<table>
<thead>
<tr>
<th>Property</th>
<th>Description</th>
<th>Status</th>
<th>Date</th>
<th>Vendor</th>
<th>Purchaser</th>
<th>Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3 Grosvenor Square, W1</td>
<td>Canadian High Commission with office and residential uses over 159,745 sq ft. No existing planning permission.</td>
<td>Sold</td>
<td>November 2013</td>
<td>Government</td>
<td>Residential Developer</td>
<td>£306 million</td>
</tr>
<tr>
<td>Former Dairy Crest site, Centre House and Stadium House, Wood Lane W12</td>
<td>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.</td>
<td>Acquired</td>
<td>Mid-2013</td>
<td>Public Sector / Property Company</td>
<td>University</td>
<td>Excess £150 million</td>
</tr>
<tr>
<td>The Ram Brewery, SW18</td>
<td>Significant 7.75 acre site with planning permission for 661 apartments and 108,000 sq ft GIA retail and leisure amenity.</td>
<td>Sold</td>
<td>January 2014</td>
<td>Asset Manager / Developer</td>
<td>Overseas Developer</td>
<td>Confidential</td>
</tr>
<tr>
<td>Thames Quay, Marsh Wall, E14</td>
<td>Significant 3.46 acre site with four existing office buildings. Potential for residential led redevelopment.</td>
<td>Sold</td>
<td>August 2013</td>
<td>Investor</td>
<td>Investor</td>
<td>£80 million</td>
</tr>
<tr>
<td>Harcourt House, Cavendish Square, W1</td>
<td>A 63,981 sq ft NIA building including residential, D1 medical and B1 office use with redevelopment potential.</td>
<td>Sold</td>
<td>December 2013</td>
<td>UK Fund Manager</td>
<td>Developer</td>
<td>£60m</td>
</tr>
<tr>
<td>Dukes Lodge, 80 Holland Park, W11</td>
<td>Substantial mansion block on 0.62 acres. Existing GIA of 35,550 sq ft comprising 27 residential apartments with redevelopment potential.</td>
<td>Sold</td>
<td>August 2013</td>
<td>UK Fund Manager</td>
<td>Residential Developer</td>
<td>Circa £45 million</td>
</tr>
</tbody>
</table>
### A selection of transactions by Savills Land Team throughout 2013

#### Athena Court, 160-188 High Street, E15
- **Completed freehold building comprising 165 private flats.**
- **STATUS:** Sold
- **DATE:** December 2013
- **VENDOR:** Receivership
- **PURCHASER:** Property Company
- **GUIDE PRICE:** Excess £30 million

#### The Solitaire, 158 – 166 Brompton Road, SW3
- **A 58,000 sq ft GIA mixed use building comprising 49 apartments and 12 retail units with redevelopment potential.**
- **STATUS:** Sold
- **DATE:** November 2013
- **VENDOR:** Receivership
- **PURCHASER:** Investor
- **GUIDE PRICE:** £45m

#### Clayponds Campus, Sterling Place, W5
- **Former post-graduate accommodation comprising 138 flats and houses in a 4.3 acre site.**
- **STATUS:** Sold
- **DATE:** March 2013
- **VENDOR:** University
- **PURCHASER:** Registered provider
- **GUIDE PRICE:** Excess £25 million

#### Cityside House and Challenger House, E1
- **54,000 sq ft office building with development potential and 56,000 sq ft hotel occupying 1.1 acre site.**
- **STATUS:** Sold
- **DATE:** August 2013
- **VENDOR:** UK Fund Manager
- **PURCHASER:** Investor
- **GUIDE PRICE:** £30 million

#### 1 Harrington Gardens, SW7
- **A 29,248 sq ft GIA mixed use block comprising of 40 serviced apartments and a ground floor restaurant with residential development potential.**
- **STATUS:** Sold
- **DATE:** May 2013
- **VENDOR:** Receiverss
- **PURCHASER:** Investor
- **GUIDE PRICE:** £25 million

#### Harrington Court, SW7
- **Completed freehold building comprising 165 private flats.**
- **STATUS:** Sold
- **DATE:** November 2013
- **VENDOR:** Receivership
- **PURCHASER:** Property Company
- **GUIDE PRICE:** Excess £30 million
A selection of transactions by Savills Land Team throughout 2013

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<tr>
<th>Property Location</th>
<th>Details</th>
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<th>Guide Price</th>
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<tr>
<td>Gillette Corner, Great West Road, TW8</td>
<td>10.25 acre site with Grade II listed building. Benefitted 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>Residential Developer</td>
<td>£23 million</td>
</tr>
<tr>
<td>Dollar Bay, Lawn House Close, E14</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>135 Grosvenor Road, SW1</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>Bishopwood Road, N6</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>68–82 Digby Road, E9</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**
- Existing office building with planning permission for a new development of 24 private residential units with retail at ground floor.

  **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
A selection of transactions by Savills Land Team throughout 2013

324-340 High Street, Sutton, SM1
- Planning permission for residential led mixed use development of 40 residential units and two commercial units at ground floor.
STATUS: Sold
DATE: December 2013
VENDOR: Investor
PURCHASER: Residential Developer
GUIDE PRICE: £3.5 million

61 Frith Street, W1
- Existing office use of 3,451 sq ft GIA. Potential for conversion subject to consent.
STATUS: Sold
DATE: June 2013
VENDOR: Investor
PURCHASER: Residential Developer
GUIDE PRICE: Excess £3.5 million

70 Guilford Street, WC1
- Grade II listed building with planning permission for 8 private residential units.
STATUS: Sold
DATE: June 2013
VENDOR: Investor
PURCHASER: Residential Developer
GUIDE PRICE: £3.5 million

307 Burdett Road, E14
- A 0.24 acre site with planning permission for 56 residential units and 7,080 sq ft of commercial space.
STATUS: Sold
DATE: January 2013
VENDOR: Asset Manager
PURCHASER: Residential Developer
GUIDE PRICE: Excess £3.5 million

150 Field End Road, HA5
- Dilapidated office building with planning permission for 42 residential units, 48 parking spaces and a commercial unit.
STATUS: Sold
DATE: April 2013
VENDOR: Fixed charge receivers
PURCHASER: Residential Developer
GUIDE PRICE: Excess £3 million

69 Charlotte Street, W1
- Freehold building with retail at ground and lower ground and planning permission for 3 private apartments above.
STATUS: Sold
DATE: November 2013
VENDOR: Private Individual
PURCHASER: Residential Developer
GUIDE PRICE: Excess £3 million
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<td>49 Clapham High Street, SW4</td>
<td>Grade II listed building with planning permission to convert into 7 private residential units with mansard extension.</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>Two separate buildings with retail below and residential above. Total floorspace across both of 5,740 sq ft.</td>
<td>Sold</td>
<td>September 2013</td>
<td>Receivership</td>
<td>Private Individual</td>
<td>Excess £2.2 million</td>
</tr>
<tr>
<td>Bulvinos House, 171-175 Uxbridge Road, W13</td>
<td>Former office building with planning permission for construction and extension to create retail at ground level with 14 flats above.</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>Site with planning permission for 6 houses and 6 apartments.</td>
<td>Sold</td>
<td>March 2013</td>
<td>Investor</td>
<td>Residential Developer</td>
<td>£1.5 million</td>
</tr>
<tr>
<td>146 Boleyn Road, N16</td>
<td>Former public house with planning permission for a new build development of 9 private residential units and retail use.</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>Existing shop with residential uppers. Planning permission for new building comprising retail unit and five residential units.</td>
<td>Sold</td>
<td>December 2013</td>
<td>Property Company</td>
<td>Residential Developer</td>
<td>£1.1 million</td>
</tr>
</tbody>
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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