



INVESTMENT CONSIDERATIONS

A RARE OPPORTUNITY TO SECURE A SITE IN
THE HEART OF CHALK FARM TO CREATE A
BRAND-NEW BOUTIQUE DEVELOPMENT

- Detailed planning consent has been approved to create a brand-new mixed-use development
- Proposed scheme comprises nine luxury apartments & high quality office space (Use Class E)
- Proposed NSA approx: 785 sqm / 8,447 sqft
- Approximately 175 sqm / 1,883 sqft of commercial office space on the ground floor
- The scheme will provide residential apartments on first, second and third floors, with two duplex apartments on the third & fourth floors
- Pre-demolition / pre-ground work conditions have been submitted to the LPA, allowing a purchaser to start on site imminently

LOCATION

The site is located 7 minutes from Chalk Farm Underground Station by foot with a 15 minute journey time into King’s Cross Station via the Northern line.

The site is centrally located within a few minutes walk from an abundance of shops, restaurants, bars, clubs & supermarkets.

KEY DISTANCES

Camden Market	400 feet
Harmood Children’s Centre	0.1 mile
Morrisons Supermarket	0.2 miles
Chalk Farm Underground Station	0.3 miles
Castlehaven Community Park	0.3 miles
Kentish Town Overground Station	0.4 miles
Kentish Town Health Centre	0.7 miles
Primrose Hill	0.7 miles



Eating & Drinking

- 1 Franco Manca
- 2 Ramo Ramen
- 3 Guanabana Restaurant
- 4 Mildreds Camden
- 5 Ma Petite Jamaica
- 6 Brewdog Camden
- 7 The Blues Kitchen
- 8 Camden Beer Hall
- 9 The Stag Belsize Park
- 10 England's Lane
- 11 Namaaste Kitchen
- 12 The Camden Assembly Pub
- 13 Buck Street Market
- 14 Silverberry Deli & Kitchen
- 15 Mitsuryu Hampstead
- 16 Euphorium
- 17 The Fields Beneath
- 18 Burger UK
- 19 Luminary Bakery
- 20 Monarchy, Camden
- 21 The Vine

Shopping

- 22 Camden Market
- 23 Camden High Street
- 24 Queen's Crescent Market
- 25 Organico Camden
- 26 Coal Drops Yard
- 27 Oxford Street

Leisure & Entertainment

- 28 Primrose Hill
- 29 ZSL London Zoo
- 30 Hampstead Heath
- 31 The Regent's Park
- 32 Kentish Town City Farm
- 33 O2 Forum Kentish Town
- 34 Roundhouse
- 35 Regent's Canal
- 36 Hampstead Theatre
- 37 Electric Ballroom
- 38 Parliament Hill Fields Lido
- 39 Everyman Hampstead
- 40 Jazz Cafe
- 41 KOKO



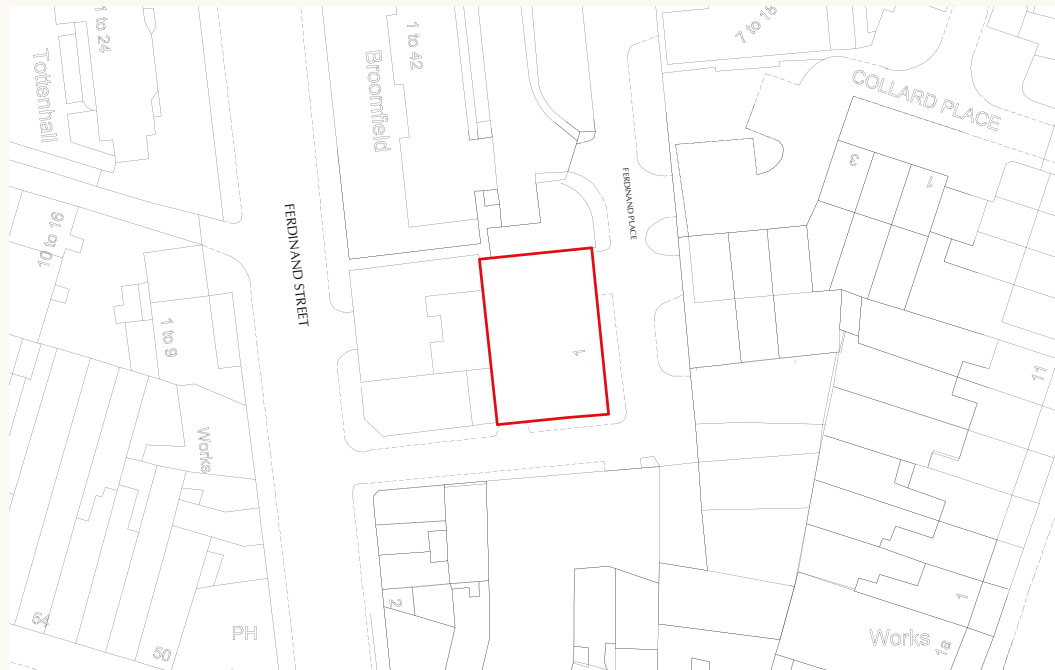
DESCRIPTION

An existing two-storey detached building comprising a light industrial (specialist storage) facility with ancillary office accommodation and a two bedroom residential apartment which now benefits from detailed planning consent.

The proposed scheme involves the demolition of the existing building and the construction of a four storey building comprising a commercial office unit (Use Class E) on the ground-floor & nine self-contained residential apartments (Use Class C3) on the upper floors (2 x 1-bed, 5 x 2-bed, and 2 x 3-bed apartments).

Each apartment benefits from private outdoor amenity space. The scheme will be car-free for both the residential units and commercial premises.





PLANNING

Detailed planning consent for the demolition of the existing building and erection of a four storey building has been approved.

The thoughtfully designed scheme provides nine apartments split across first, second, third and fourth floors in addition to high-quality office accommodation on the ground floor.

The residential units comprise 2 x 1-bed, 5 x 2-bed and 2 x 3-bed apartments with private outdoor amenity space.

Statutory costs (we encourage all interested parties to carry out their own due diligence):

CIL (Residential):	£255,000
CIL (Office):	£2,416
MCIL2:	£35,000
S106:	£28,884
Affordable Housing Contribution:	£464,100

PROPOSED ACCOMMODATION SCHEDULE

COMMERCIAL	FLOOR	SQ. M.	SQ. FT.
1	Ground	175	1,883
TOTAL		175	1,883

RESIDENTIAL	FLOOR	BEDS	SQ. M.	SQ. FT.
1	First	2B3P	65	699.40
2	First	2B3P	61	656.36
3	First	1B2P	55	591.80
4	Second	2B3P	65	699.40
5	Second	2B3P	61	656.36
6	Second	1B2P	55	591.80
7	Third / Fourth	3B4P	86	925.36
8	Third / Fourth	3B4P	86	925.36
9	Third	2B4P	76	817.76
TOTAL			610	6,563.60

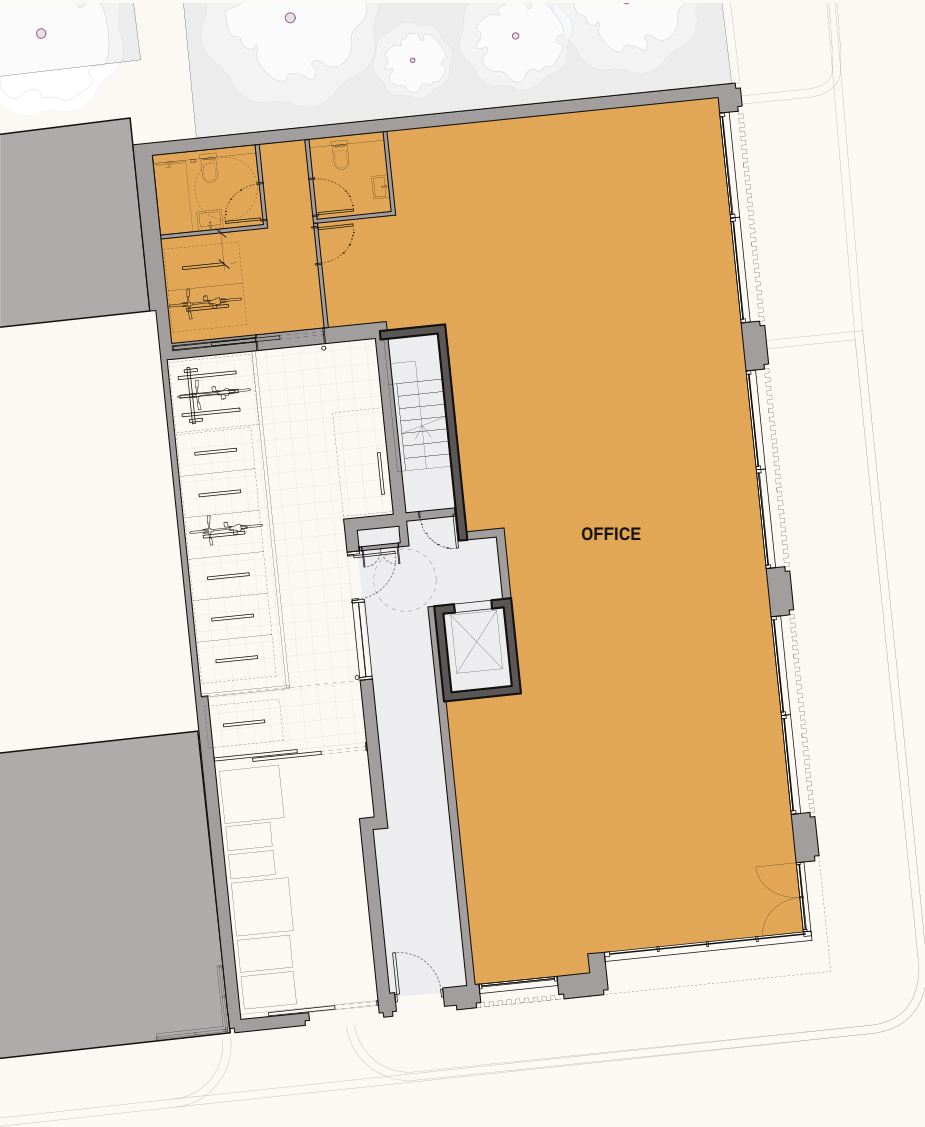
**CLICK HERE FOR
PLANNING APPLICATION**

Planning reference number: 2020/2364/P

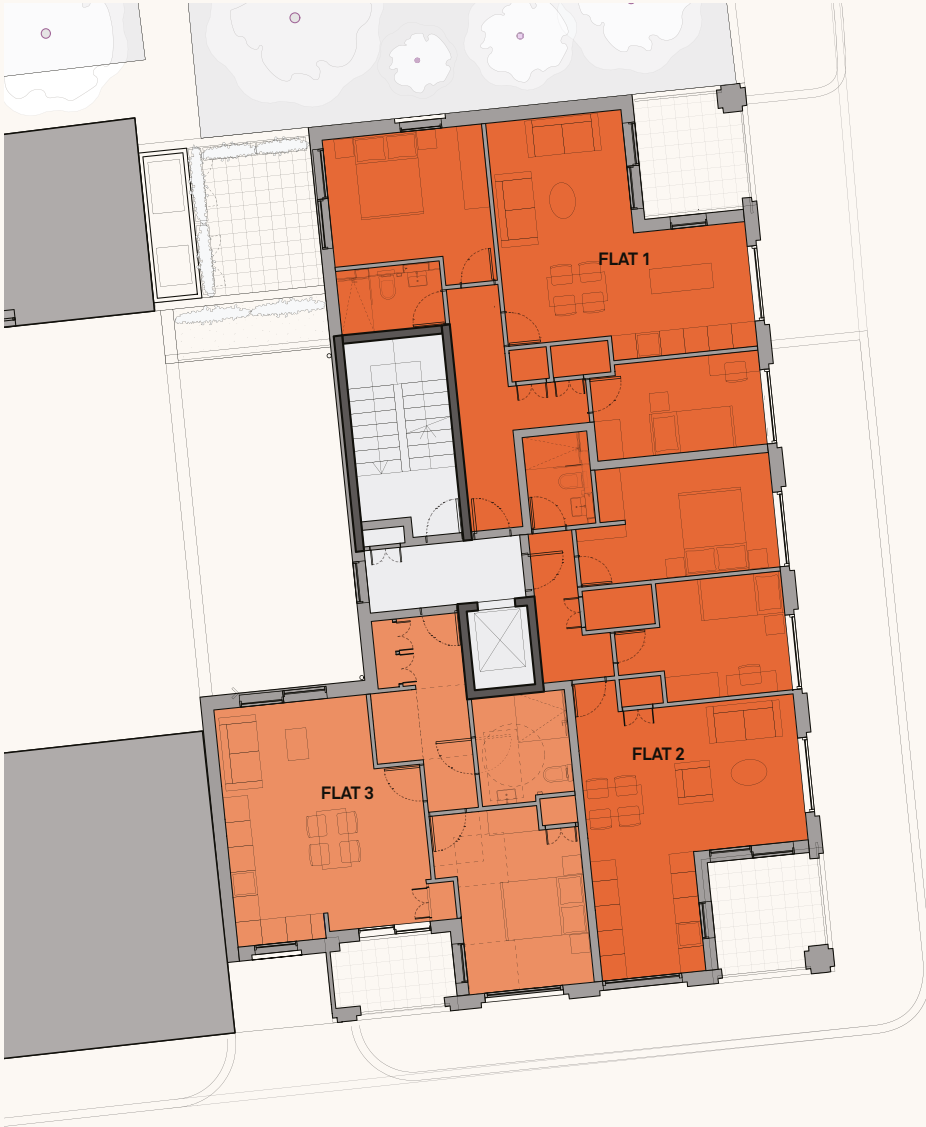


PROPOSED FLOOR PLANS

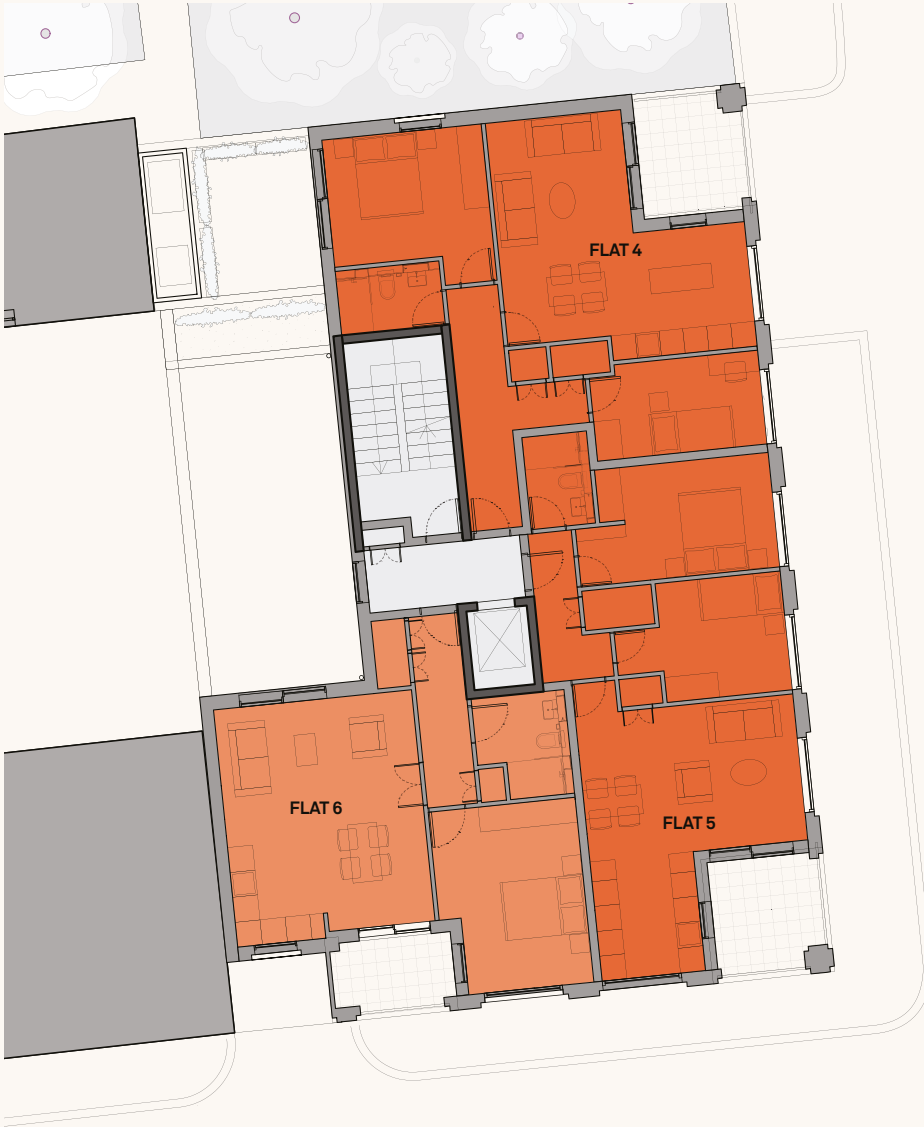
GROUND FLOOR



FIRST FLOOR



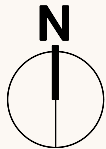
SECOND FLOOR



OFFICE
CORE

2B3P
1B2P

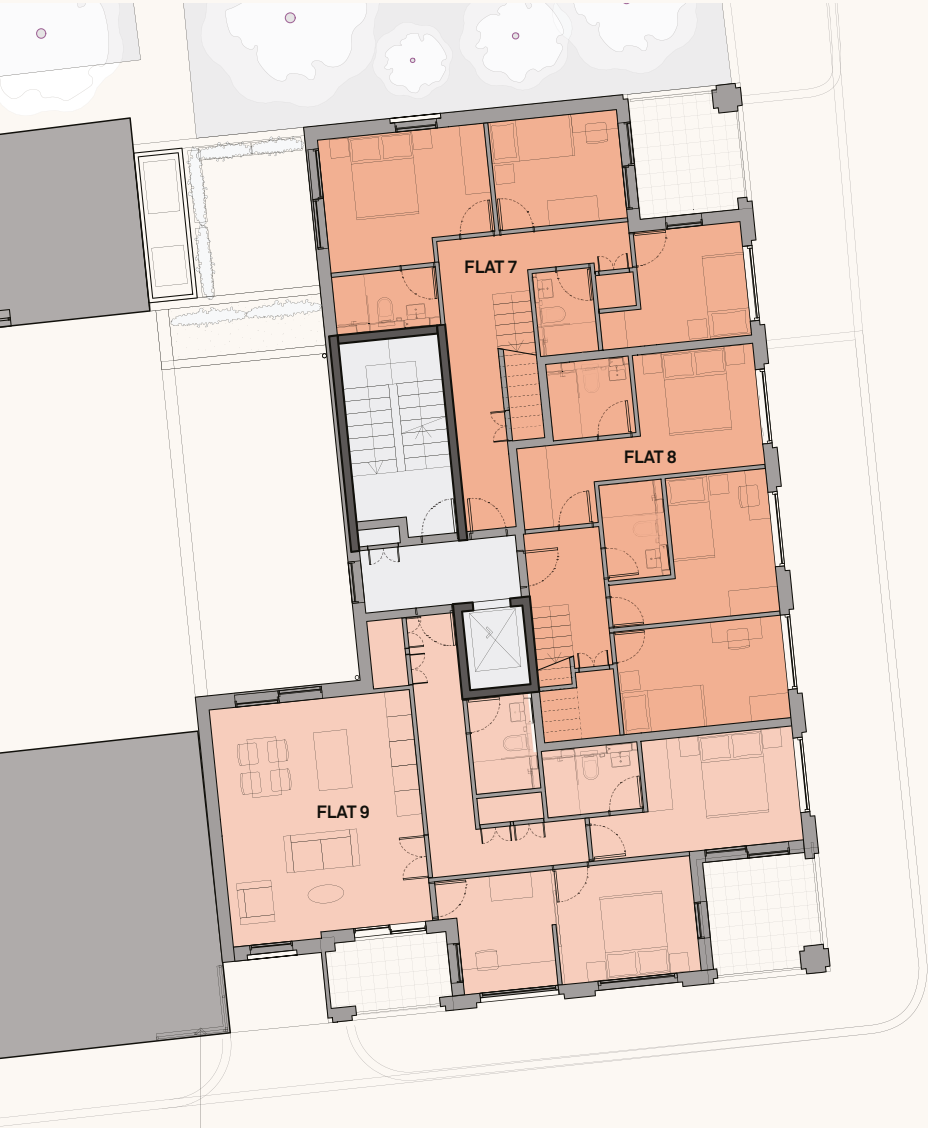
3B3P
2B4P



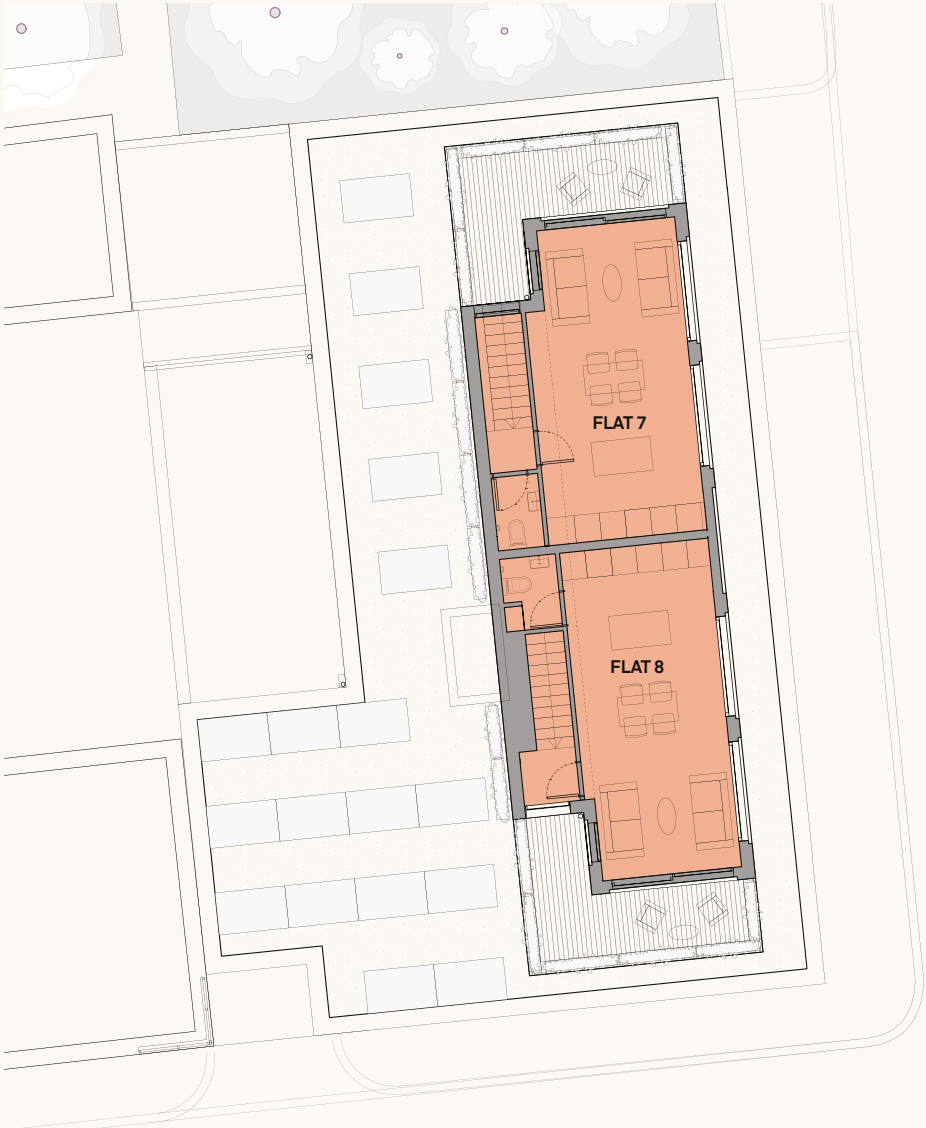
Not to Scale. For indicative purposes only.

FLOOR PLANS

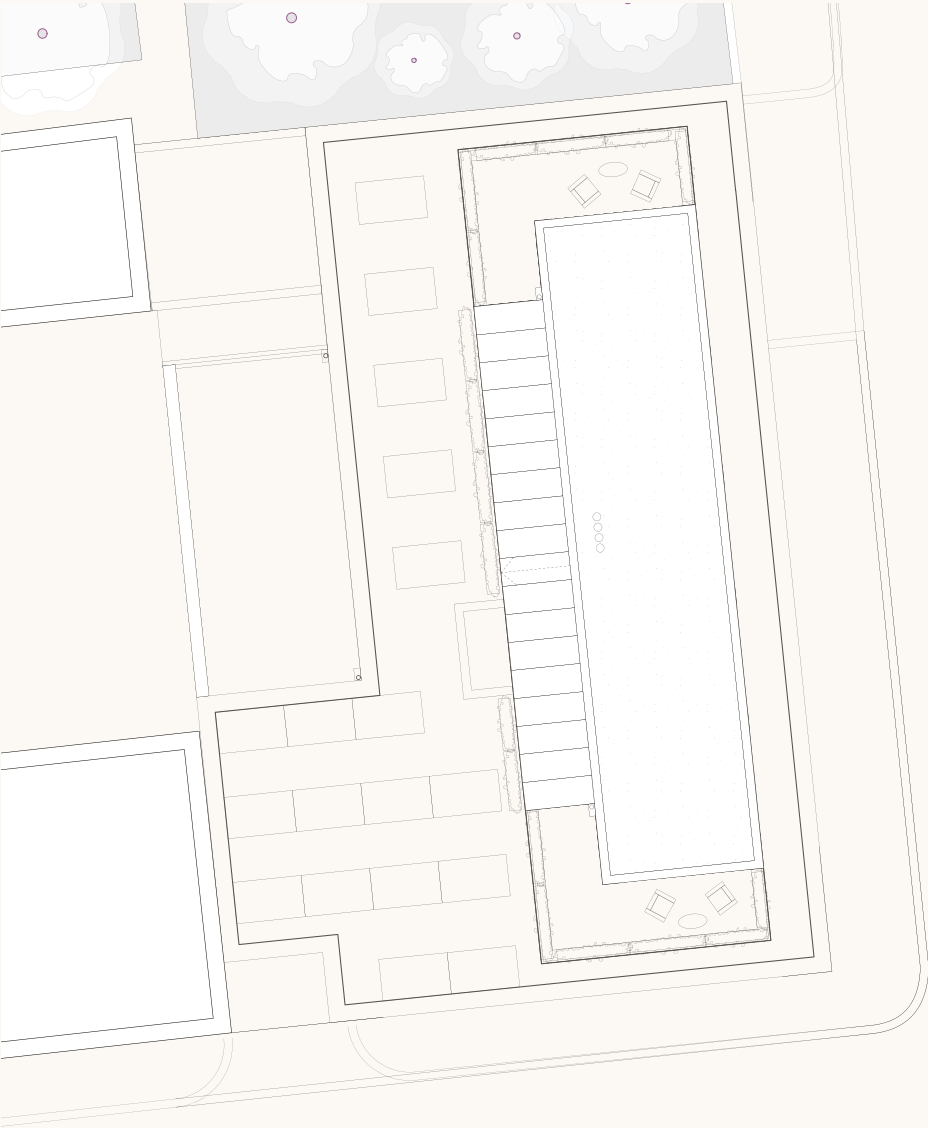
THIRD FLOOR



FOURTH FLOOR



ROOF

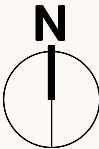


- OFFICE

CORE
- 2B3P

1B2P
- 3B3P

2B4P



Not to Scale. For indicative purposes only.

LOCAL MARKET COMPARABLES

RECENT LOCAL DEVELOPMENTS INCLUDE:

Mode, Pratt Mews, Maple Building, Belsize Park Firehouse, and Belsize Lane.

Local exit values range from:

£1,019 - £1,335 / sqft for a 1 bed

£948 - £1,355 / sqft for a 2 bed

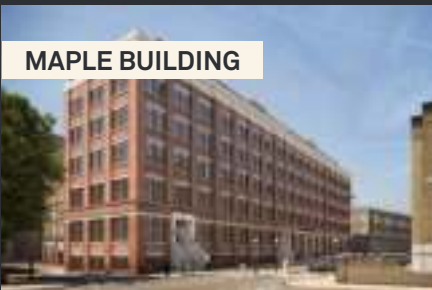
£1,059 - £1,533 / sqft for a 3 bed

It is our understanding that high specification new-build apartments trade for approximately:

1 bed for £600,000 - £715,000

2 beds for £720,000 - £1,910,000

3 beds for £1,015,000 - £2,200,000



NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£1,086	£1,274
2	£1,018	£1,043
3	£1,065	£1,091

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	-	£1,274
2	£949	£1,029

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£976	£1,020
2	£1,173	£1,214
3	£1,220	£1,534

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
1	£1,299	£1,317
2	£1,318	£1,572



NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)	ACHIEVED £ / SQFT (TO)
2	£1,190	£1,239
3	£1,345	£1,424

NO. OF BEDROOMS	ACHIEVED £ / SQFT (FROM)
1	£1,177
2	£1,168
3	£1,000

ON THE MARKET



NO. OF BEDROOMS	£ / SQFT (FROM)	£ / SQFT (TO)
1	£1,600	£1,681
2	£1,717	£1,780
3	£1,835	£1,910

PROPOSAL

The property is for sale freehold by way of informal tender (unless sold prior) at a **Guide Price of £3,350,000**, subject to contract.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

www.glpg.co.uk/properties/ferdinandplace

Data Room Access Code: FERDINAND (case sensitive)

DEBT ADVISORY

GLPG’s Debt Advisory Team, GL Capital, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact the GL Capital team on:
0203 089 0695 or email finance@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

SAM BACON Senior Associate 0203 196 2413 07530 961 373 sam.bacon@glpg.co.uk	MATT GLAZER Director 0203 196 2416 07879 774 584 matt.glazer@glpg.co.uk	DEAN LESLIE Director 0203 196 2412 07446 918 939 dean.leslie@glpg.co.uk
--	--	--

GLPG

Legal Disclaimer: GLPG Limited, the “Agent” on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agent within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Designed and produced by: SALIENT

October 2023