50 BROOK GREEN
LONDON W6 7BJ

A UNIQUE DEVELOPMENT OPPORTUNITY IN PRIME WEST LONDON
A rare opportunity to acquire a series of attractive Victorian former school buildings benefitting from Permitted Development Rights to deliver 40 private residential units in one of West London’s most established addresses.
EXECUTIVE SUMMARY

An exceptional development opportunity set in an attractive residential location overlooking Brook Green.

Existing office accommodation within 4 buildings, extending to approximately 2,953 sq m (31,781 sq ft) GIA.

Site extends to a total of 0.31 hectares (0.77 acres), including the 0.11 hectare (0.27 acre) shared access road.

Permitted Development rights for the conversion of the existing office buildings to 40 private residential units, secured at appeal under three separate permissions.

Total proposed residential net saleable area (NSA) of 2,163 sq m (23,280 sq ft).

Potential to implement the existing Permitted Development consent, or review alternative uses, subject to obtaining the necessary consents.

Freehold for sale.
LOCATION

Brook Green is a long established and affluent area of West London that takes its name from the tree-lined, public park at its centre.

- Predominately residential neighbourhood with access to a wide range of local amenities.
- Excellent transport links, providing relatively easy access to the rest of London and beyond.
- Convenient selection of shops, bars and restaurants along the neighbouring Blythe, Shepherds Bush and Hammersmith Roads.
- More comprehensive retail offering on nearby Kensinton High Street, Hammersmith town centre and Shepherds Bush.
- Kensington High Street is one of West London's principal retail destinations, offering a wide range of international brands including Urban Outfitters, Zara, H&M and Whole Foods Market.
- Less than 1 mile from Westfield London, which is now Europe’s largest shopping centre and will be around 2,600,000 sq ft with 450 individual outlets, including an newly opened John Lewis department store, once the current extension is completed.
The Old School benefits from excellent transport links, with 8 underground Stations, 2 overground Stations and 9 bus routes within 1.5 km (0.9 miles) of the property.

**CONNECTIVITY**

**KENSINGTON OLYMPIA STATION**
- 8 mins (0.4 miles)

**BARONS COURT STATION**
- 9 mins (0.4 miles)

**HAMMERSMITH STATION**
- 10 mins (0.6 miles)

**SHEPHERD’S BUSH STATION**
- 17 mins (0.9 miles)

**WESTFIELD LONDON**
- 7 mins (1.1 miles)

**HOLLAND PARK**
- 8 mins (1.0 miles)

**RAVENSCOURT PARK**
- 10 mins (1.5 miles)

**HYDE PARK**
- 13 mins (1.8 miles)

**KEY:**
- OVERGROUND
- CENTRAL
- PICCADILLY
- CIRCLE
- HAMMERSMITH & CITY
- DISTRICT

*Times displayed are the fastest direct journey times from either of the surrounding stations (Shepherd’s Bush, Kensington Olympia, Barons Court & Hammersmith).
All distances and times taken from Google Maps (www.google.co.uk/maps). Not to scale - for indicative purposes only.*
The Old School is a collection of attractive, Victorian, former school buildings that are located on the north side of Brook Green.

- In total, the property extends to approximately 0.28 hectares (0.70 acres), property extends to a total of 0.31 hectares (0.77 acres), including the 0.11 hectare (0.27 acre) shared access road.
- Four buildings arranged around a private access road and courtyard parking area.
- Pedestrian and vehicular access directly from Brook Green.
- The subject buildings were converted to office use in the early 1980s and have remained in this use ever since.
- Additional office building in separate ownership, occupied by Charlotte Tilbury, shares the private access from Brook Green.
- The subject buildings comprise four blocks extending to approximately 2,953 sq m (31,781 sq ft) GIA in total, benefiting from 23 surface parking spaces.

A more detailed breakdown of the accommodation is set out below:

<table>
<thead>
<tr>
<th>BLOCK 1</th>
<th>SQ M (GIA)</th>
<th>SQ FT (GIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>180.79</td>
<td>1,946</td>
</tr>
<tr>
<td>Ground</td>
<td>216.31</td>
<td>2,328</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>49.69</td>
<td>535</td>
</tr>
<tr>
<td>First</td>
<td>222.10</td>
<td>2,391</td>
</tr>
<tr>
<td>Second</td>
<td>222.79</td>
<td>2,398</td>
</tr>
<tr>
<td>TOTAL</td>
<td>891.68</td>
<td>9,598</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BLOCK 2</th>
<th>SQ M (GIA)</th>
<th>SQ FT (GIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>3.44</td>
<td>37</td>
</tr>
<tr>
<td>Ground</td>
<td>571.18</td>
<td>6,148</td>
</tr>
<tr>
<td>First</td>
<td>412.20</td>
<td>4,437</td>
</tr>
<tr>
<td>Second</td>
<td>273.85</td>
<td>2,948</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,260.67</td>
<td>13,570</td>
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<table>
<thead>
<tr>
<th>BLOCK 3</th>
<th>SQ M (GIA)</th>
<th>SQ FT (GIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>186.92</td>
<td>2,012</td>
</tr>
<tr>
<td>First</td>
<td>163.19</td>
<td>1,757</td>
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<tr>
<td>Second</td>
<td>122.84</td>
<td>1,322</td>
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<td>TOTAL</td>
<td>472.95</td>
<td>5,091</td>
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</table>

<table>
<thead>
<tr>
<th>BLOCK 4</th>
<th>SQ M (GIA)</th>
<th>SQ FT (GIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>206.14</td>
<td>2,219</td>
</tr>
<tr>
<td>First</td>
<td>121.14</td>
<td>1,304</td>
</tr>
<tr>
<td>TOTAL</td>
<td>327.28</td>
<td>3,523</td>
</tr>
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</table>

COMBINED TOTAL 2,952.58 31,781
Existing Office Accommodation
SITE

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

The buildings are not statutorily Listed, but are identified by the Local Authority as buildings of merit.

The property is situated in the Brook Green Conservation Area.

The existing use of the property falls under Class B1 of the Town & Country Planning (Use Classes) Order 1987.

TOWN PLANNING

A borough-wide Article 4 Direction came into force on 26th April 2018, which restricts change of use from office to residential under Class O of the General Permitted Development Order 2015. It should be noted that this does not affect development where the prior approval was issued before 26th April 2018.

TENURE & TENANCIES

The property is for sale freehold and is held under Title Number BGL33189 and BGL32245, shown edged orange on the site plan.

The property is vacant with the exception of Block 1, which is occupied on the following basis:

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>TENANT</th>
<th>TERM</th>
<th>RENT</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLOCK 1</td>
<td>Jonathan David Burns Ford, Karen Jayne Welman and Michael Raymond Branson</td>
<td>10 years expires 29/03/2020</td>
<td>£307,500 pa (determined at review 04/12/2015)</td>
<td>Inside LTA 1954</td>
</tr>
</tbody>
</table>

The purchaser of The Old School will also receive 80% of the shareholding in 50 Brook Green Management Limited, which is the freeholder of the shared access road and other common parts (Title Number BGL3295), shown shaded green on the site plan. The remaining shares in this company are controlled by the owner of Block 5 who shares the access with The Old School.
AN OUTSTANDING DEVELOPMENT OPPORTUNITY

On 23 April 2018, three separate permitted development approvals were granted at appeal for the change of use of the property from office to residential to provide a total of 40 private residential units, plus 19 car parking spaces.

These are summarised below:

- **Block 1:** “Change of use from office (Class B1) into 9 self-contained flats (5 x 1 bed, 3 x 2 bed, and 1 x 3 bed) Class C3.” (LBHF Ref: 2017/03194/PD56 / Appeal Ref: APP/H5390/W/17/3187381)

- **Block 2-3:** “Change of use from office (Class B1) into 26 self-contained flats (21 x 1 bed and 5 x 2 bed) Class C3.” (LBHF Ref: 2017/03196/PD56 / Appeal Ref: APP/H5390/W/17/3187382)

- **Block 4:** “Change of use from office (Class B1) into 5 self-contained flats (5 x 1 bed) Class C3.” (LBHF Ref: 2017/03197/PD56 / Appeal Ref: APP/H590/W/17/3187384)

The new scheme provides a total of 19 car parking spaces and 50 cycle spaces. In accordance with the planning conditions, occupants of the development will be prevented from applying residents parking permits for the surrounding area.

The proposed development will not be liable for any CIL, Section 106 contributions or affordable housing.

NB: The site benefits from prior approval for an alternative scheme, also secured at appeal on 23 April 2018 under three separate applications (Ref: 2017/04136/PD56, 2017/04141/PD56 & 2017/04142/PD56). The proposals are identical, except for alternative, reduced car parking provision and an altered access arrangement.

### Proposed Residential Accommodation

#### NET SALEABLE AREAS

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>FLOOR</th>
<th>STUDIO</th>
<th>1 BED</th>
<th>2 BED</th>
<th>3 BED</th>
<th>TOTAL (BY BLOCK)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>SQ M</td>
<td>SQ FT</td>
<td>SQ M</td>
<td>SQ FT</td>
</tr>
<tr>
<td>Block 1</td>
<td>LG, G, 1 &amp; 2</td>
<td>-</td>
<td>245</td>
<td>2,635</td>
<td>204</td>
<td>2,195</td>
</tr>
<tr>
<td>Block 2</td>
<td>G, 1 &amp; 2</td>
<td>58</td>
<td>536</td>
<td>5,773</td>
<td>349</td>
<td>3,753</td>
</tr>
<tr>
<td>Block 3</td>
<td>G, 1 &amp; 2</td>
<td>-</td>
<td>368</td>
<td>3,956</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Block 4</td>
<td>G &amp; 1</td>
<td>-</td>
<td>275</td>
<td>2,956</td>
<td>-</td>
<td>-</td>
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<tr>
<td>TOTAL (BY UNIT TYPE)</td>
<td>58</td>
<td>624</td>
<td>1,423</td>
<td>15,320</td>
<td>553</td>
<td>5,948</td>
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</tbody>
</table>

#### UNITS

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>FLOOR</th>
<th>STUDIO</th>
<th>1 BED</th>
<th>2 BED</th>
<th>3 BED</th>
<th>TOTAL (BY BLOCK)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 1</td>
<td>LG, G, 1 &amp; 2</td>
<td>-</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>9</td>
</tr>
<tr>
<td>Block 2</td>
<td>G, 1 &amp; 2</td>
<td>2</td>
<td>11</td>
<td>5</td>
<td>-</td>
<td>18</td>
</tr>
<tr>
<td>Block 3</td>
<td>G, 1 &amp; 2</td>
<td>-</td>
<td>8</td>
<td>-</td>
<td>-</td>
<td>8</td>
</tr>
<tr>
<td>Block 4</td>
<td>G &amp; 1</td>
<td>-</td>
<td>5</td>
<td>-</td>
<td>-</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL (BY UNIT TYPE)</td>
<td>2</td>
<td>29</td>
<td>8</td>
<td>1</td>
<td>40</td>
<td></td>
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</tbody>
</table>
PROPOSED FLOOR PLANS

KEY:  
- Studio
- 1 Bed
- 2 Bed
- 3 Bed

BLOCK 1
BASEMENT (1 UNIT)

BLOCK 1
FIRST FLOOR (3 UNITS)

BLOCK 1
GROUND & MEZZANINE FLOOR (2 UNITS)

BLOCK 1
SECOND FLOOR (3 UNITS)
PROPOSED FLOOR PLANS

BLOCK 2 & 3
GROUND FLOOR (11 UNITS)

BLOCK 2 & 3
FIRST FLOOR (9 UNITS)

BLOCK 2 & 3
SECOND FLOOR (6 UNITS)

KEY:  
- Studio
- 1 Bed
- 2 Bed
- 3 Bed
PROPOSED FLOOR PLANS

KEY:  Studio  1 Bed  2 Bed  3 Bed

BLOCK 4
GROUND (3 UNITS)

BLOCK 4
FIRST FLOOR (2 UNITS)

All floor plans are not to scale - for indicative purposes only.
SERVICES

The property is connected to mains water, gas and drainage, although these have not been tested. It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use of the property following purchase.

EPCS

EPC ratings are C and D. Further information is available on the dedicated dataroom.

TAXATION

The property is elected for VAT.
METHOD OF SALE

The property is to be sold by way of Informal tender (unless sold prior). A deadline for offers will be provided in due course.

PROPERTY VIEWINGS

The property may be inspected strictly by appointment only through the Vendor’s sole selling agents, Savills.

FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at: www.savills.com/50brookgreen
CONTACTS

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