

Development Track Record

Market Leading *Property Investment
& Development* Consultants



ESTATE OFFICE

PROPERTY CONSULTANTS

Land & Development

Developing *the future*.

We have a proven track record working with private and public sector developers and landowners, whatever the scale and scope.

We see potential where others might not, combining decades of experience with creativity and a deep understanding of development intricacies to seek out the most lucrative opportunities. From early-stage site identification, we take a hands-on approach to help buyers uncover development or rebuild opportunities and create value, even where it doesn't yet fully exist.

Our high-quality marketing materials, supported by detailed technical and architectural plans, help buyers visualise a project's potential before it comes to fruition. Every opportunity is supported by a comprehensive data room containing legal packs and key information, for full transparency and informed decision-making.

We're experienced matchmakers, connecting you and your property with the ideal buyers. Our network spans a wide range of landowners, including private developers, public bodies and national housebuilders, helping to establish potential exit strategies and returns on investment early on. By helping to de-risk schemes, we can introduce investors or parties willing to underwrite an exit, making development sites acquisitions simpler, more secure and easier to fund.

Land & *Developments*

Sold & Acquired *Nationwide*



Goldhurst Terrace, South Hampstead, London NW6

Consented residential development with planning to build 8 residential apartments and a 4 -bedroom house. Sold to a private developer.



Craven Park, Ealing, London W5

Consented residential development with planning for 6 x 5 bedroom terraced houses measuring 13,007 sq ft GIA. Acquired on behalf of an overseas developer.



Wellington House, Cowley Road, Uxbridge UB8

Freehold office building with permitted development rights for change of use to 50 flats. Acquired on behalf of client.

Land & *Developments*

Sold & Acquired *Nationwide*



Steelhouse Lane, Birmingham City Centre B4

Former police station with planning for conversion of existing building into 48 apartments with a total net saleable area of circa 32,638 sq ft. Sold to a UK developer.



Scrubs Lane, Kensal Rise, London NW10

Landmark North West London co-living development with planning for 292 beds over 24 storeys and a proposed GIA of 145,000 sq ft. Sold to an overseas developer.

Market Place, Reading RG

An office building spanning 70,000 sq ft located in the heart of Reading Town Centre with alternative use potential. Sold on an unconditional basis to an overseas co-living developer.



Land & *Developments*

Sold & Acquired *Natiowide*



Audley Road, London NW4

Unmodernised residential block of apartments with planning to extend and refurbish 11 apartments. Sold to a UK based developer.



Cazenova Mansions, Stamford Hill, London N16

Lapsed planning to build 2 x 5 bed houses.
Sold to a UK developer.

Land & *Developments*

Sold & Acquired *Natiowide*



Caversham Road, Reading RG1

Prominent office building suitable for alternative uses. Indicative schemes drawn up to convert the building into 36 residential units.



City Road, London EC1

Planning permission for roof extension to create three modern rooftop penthouses all with outdoor space. Sold on behalf of a client.



White Lion Street, Islington N1

Prime residential development with planning for reconfiguration and redevelopment. Sold to an overseas developer.

Land & *Developments*

Sold & Acquired *Natiowide*



Park Road, London NW1

Former petrol station site overlooking Regent's Park, acquired for a client with the benefit of planning for 27 luxury apartments. Sold to an overseas developer.



Stoneways, Tenterden Grove, Hendon NW4

An existing house with planning permission for seven luxury apartments - 2 x 2 bed and 5 x 3 bed. Sold to a UK developer.



James Butcher House, High Street, Reading RG7

Vacant office with permitted development rights to convert into 23 residential units with a proposed NIA of 8,600 sq ft.

Land & *Developments*

Sold & Acquired *Natiowide*



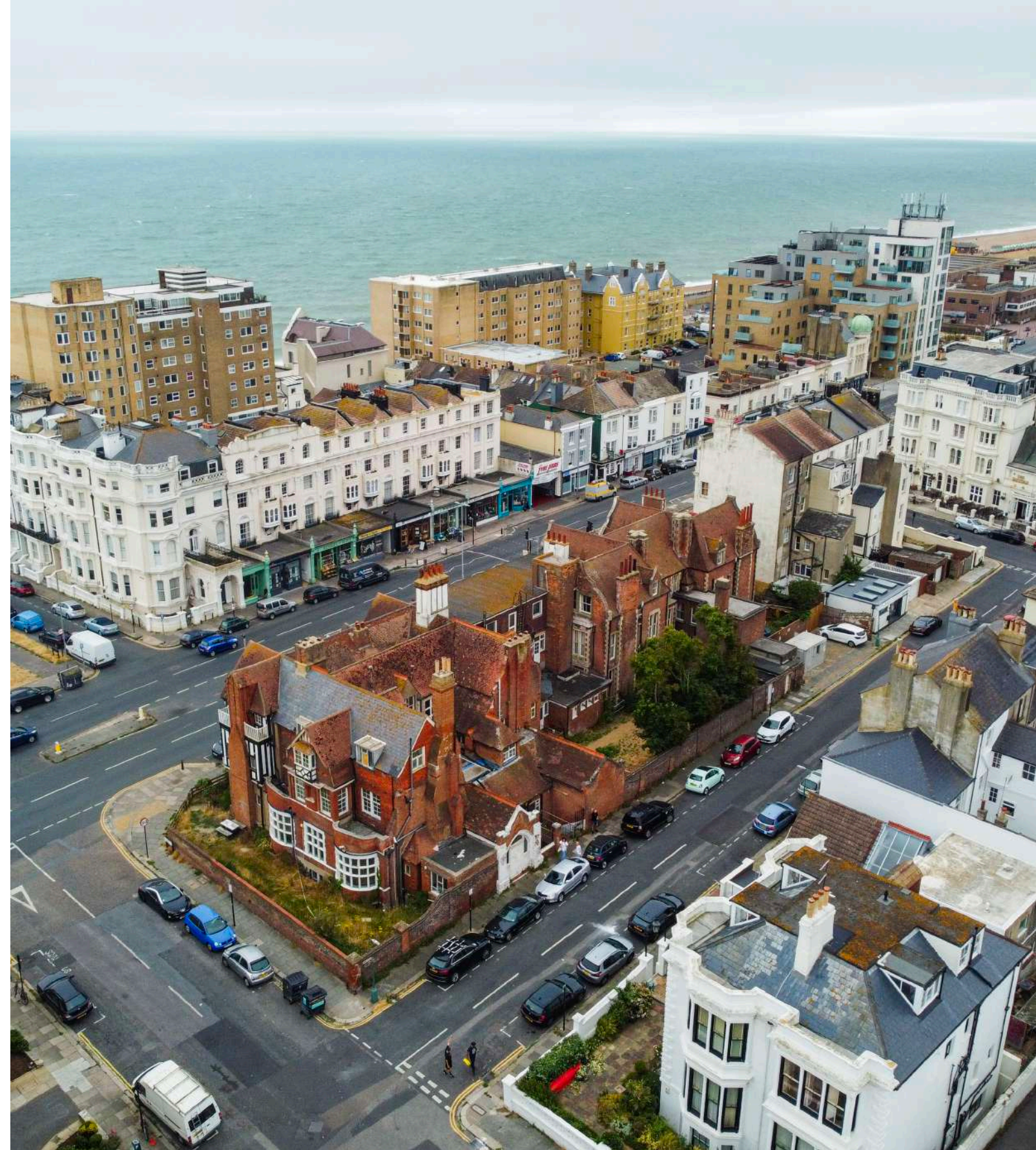
Stonehills, Welwyn Garden City AL8

A prominent former department store across 33,874 sq ft, with consent for conversion plus new build to provide 27 residential apartments.



Edgware Constitutional Club, Manor Park Cresnet, Edgware HA8

Existing social club with full planning permission to demolish and create three commercial units plus 8 apartments.



St Catherine's Lodge, Hove BN3

Vacant 55 room hotel with reconfiguration potential totalling 28,071 in the coastal town of Hove.

Chocolate Factory, London N22

Site with planning permission to create 29 units in North London.
Net Saleable Area 29,900 sq ft. Sold to an overseas developer.



Land & *Developments*

Sold & Acquired *Nationwide*



Pratt Mews, London NW1

Building with planning consent to demolish the existing property and build eight residential units. Acquired for client.



Brenchley House, Maidstone ME14

Office building over retail totalling 82,000 sq ft with permitted development rights to convert to 100+ units.

Land & *Developments*

Sold & Acquired *Natiowide*



Argyle Court, Ealing, London W13

Residential development with planning permission to create 16 apartments.



Vandervell House, Maidenhead SL6

Vacant office building with planning to convert into 31 residential apartments. Acquired on behalf of UK construction company.



Brick Kiln Close, Bushey WD19

Consented housing development for 6 x 3 bedroom residential dwellings. Sold to a UK developer.

UK *Based,* Global *Reach.*

T 020 7266 8500

E property@estate-office.com

W estate-office.com

1 Finchley Road St John's Wood London NW8 9TT

