



Land & Development

*Residential-led disposals, acquisitions
and consultancy across London*

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Introduction

We are London's most successful land team; buying, selling and advising on land and buildings suitable for redevelopment.

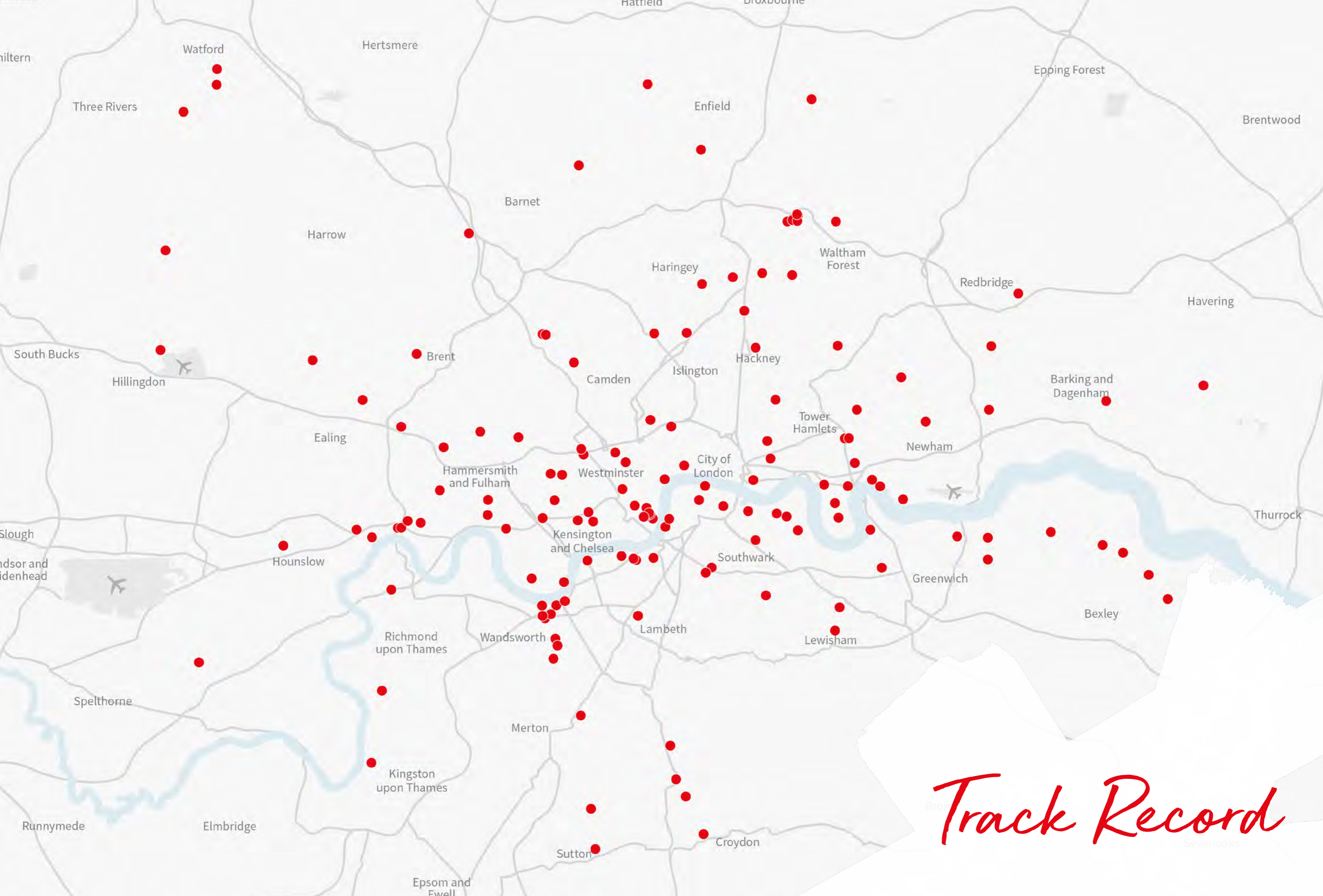
Over the past two years our London team have completed over 70 transactions, totalling a value in excess of £2bn. These sales provide a value range from £6m to in excess of £470m, including one of the highest value land transactions in London's history; Nine Elms Square.

Our insight and bespoke approach to each opportunity has enabled us to deliver exceptional returns for our diverse client base, which includes institutions, private sector land owners, public bodies, affordable housing providers and private individuals. Our business ties with overseas investors sets us apart from our competitors, as we draw on our strong relationships across the Middle East, Asia and North America.

Key development services:

- Site conditioning for sale, disposal, and marketing strategies
- Site valuations, development appraisals and options analysis across all living sectors, including BTR and Co-living
- Technical due diligence
- Residential development consultancy – unit mix, sizes, distribution and layouts
- Apartment and unit pricing exercises
- Overseas site marketing
- Specialist knowledge of towers
- Alternative use values across office, retail, hotel, student, retirement and healthcare
- Land identification, acquisition, bid preparation and land assembly
- Strategic consultancy to unlock key regeneration and opportunity areas
- Public sector land expertise
- Complex delivery partnership strategies
- Income replacement structures





Track Record

Nine Elms Square

Nine Elms, SW8

High-profile development opportunity in Nine Elms

10.3 acres

Part detail part outline planning permission for 2,220 dwellings across 10 buildings, up to 54 storeys

Sold for £470m



West End Green, 285–329 Edgware Road

Edgware Road, W2

Consent for 695,000 sq ft mixed use scheme in Paddington

Cleared and level 2.6 acre site

Planning for 463 units

Sold for £150m



Parkside, 185 Park Street

Borough, SE1

Existing 150,000 sq ft office building

1.2 acres

Resolution to grant for 163 unit exemplary development across 2 towers

Sold for in excess of £100m



Palace View

Lambeth High Street, SE1

Former Royal Pharmaceutical Society headquarters

Consent for 69 apartments

Sold for £32.2 million

22% above guide price



The Clearings

Chelsea, SW3

Former John Lewis warehouse site

1.3 acres

Development consultancy, project management, viability and disposal advice

Detailed planning permission for 78 unit residential scheme



Ransome's Wharf

Battersea, SW11

Former mixed use warehouse

1.6 acres

Planning consent for 118 apartments and commercial space

Sold for £58m



Marylebone Square, Moxon Street Car Park

Marylebone, W1U

Car park site owned by Westminster Council

1 acre

STP disposal
Complex development issues



Central London

Britannia Street Car Park

Kings Cross, WC1X

Existing surface car park site let to Euro Car Parks
Positive pre-application for 22 residential units
Acted as disposal agent
Sold for £5.5m



Young Street and Hortensia Road Car Parks

Kensington and Chelsea, W8

Two underutilised surface car parks
Advised local authority to secure a longterm income stream
STP long leasehold disposal and development agreement
Majority of private homes built for longterm rental



Vauxhall Square

Vauxhall, SW8

High-profile development opportunity in Nine Elms

3.4 acres

Planning permission for two 52 storey residential towers and variety of commercial uses

Sold for £158m



New Scotland Yard

Victoria, SW1H

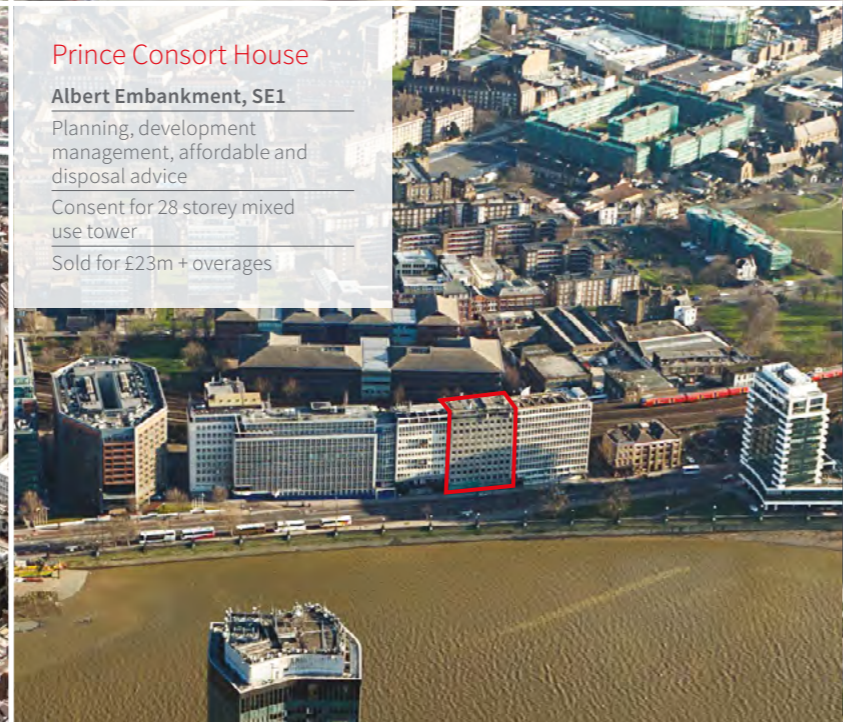
Headquarters of the Metropolitan Police
1.7 acres
Planning, development and disposal advice
Record West End site price of £370m



Prince Consort House

Albert Embankment, SE1

Planning, development management, affordable and disposal advice
Consent for 28 storey mixed use tower
Sold for £23m + overages



New Scotland Yard

“From the earliest stages of our procurement process, it was clear that JLL had the depth and breadth of experience that were required for such a prestigious location and history. The team assembled have demonstrated an exceptionally high level of professionalism and pragmatism on their guidance and advice, and have exceed our expectations at every stage of the process.”

Jane Bond, MBE

St Albans Road Retail Park

Watford, WD24

6 acre retail park

1,100 proposed new homes

Partnership structuring role

Income replacement: retail to BTR



North London

IKEA South Land

Meridian Water, N18

Industrial site adjacent to IKEA – Meridian Water

10.1 acres

Land acquisition and site assembly

Acquired for £19m



Stonehill & Hastingwood Industrial Estate

Meridian Water, N18

Two adjacent industrial estates part of the Meridian Water regeneration area

31.8 acres

Land acquisition and site assembly

Acquired for £72.5m



Orbital Business Park

Meridian Water, N18

Industrial Estate forming part of Meridian Water regeneration area

14.3 acres

Land acquisition and site assembly

Acquired for £29m



Ferry Lane Industrial Estate, Blackhorse Lane

Walthamstow, E17

Outline planning for residential 310 units and commercial

3.9 acres

Planning, design and disposal advice

Sold for £25m



West Heath Road

Hampstead, NW3

Vacant site with planning consent for 4 townhouses

0.4 acres

Planning and disposal advice

JV development agreement



Zenith House

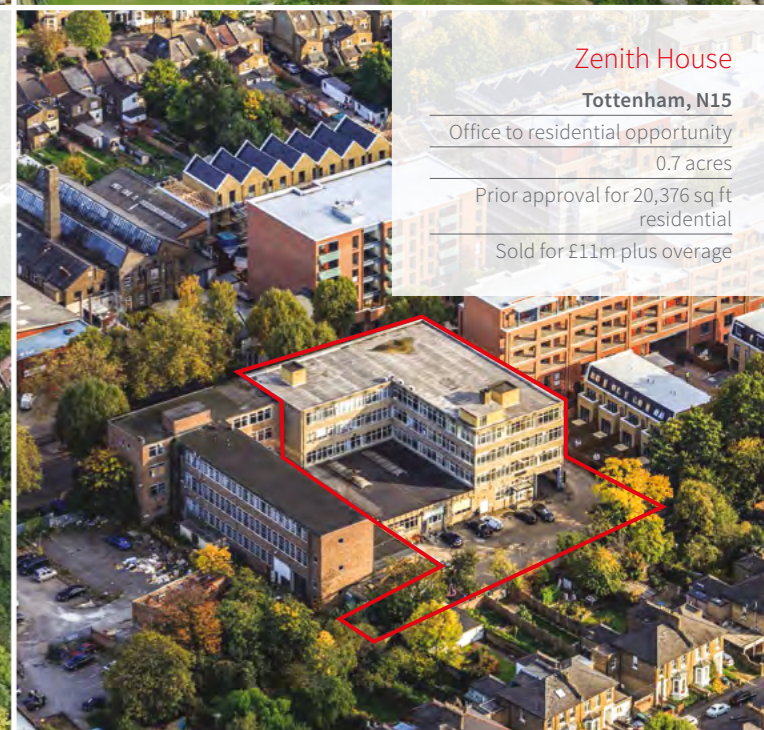
Tottenham, N15

Office to residential opportunity

0.7 acres

Prior approval for 20,376 sq ft residential

Sold for £11m plus overage



Meridian Water Estate Regeneration

Enfield, N18

210 acre opportunity area

Land acquisition and site assembly services

Acting on behalf of London Borough of Enfield

10 sites transacted totalling 88 acres and worth c. £150m



Sydney Road

Watford, WD17

Existing factory site with 5 separate houses

2.5 acres

Disposal advice

Sold for £9m



Gresham House, Clarendon Road

Watford, WD18

Existing office building

0.9 acres

Planning permission for a mixed use scheme comprising 59 residential units and 67,000 sq ft office space

Sold for £6.7m



590-598 Green Lanes

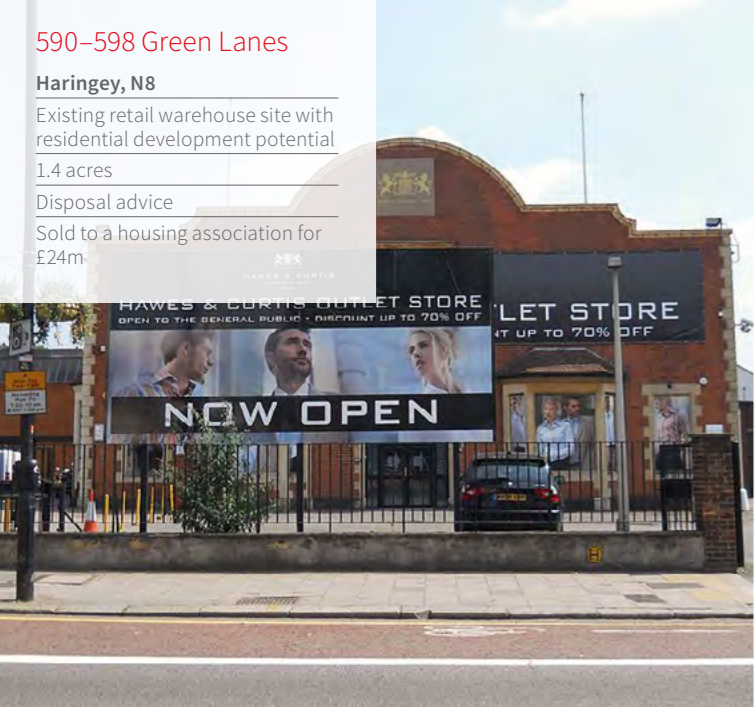
Haringey, N8

Existing retail warehouse site with residential development potential

1.4 acres

Disposal advice

Sold to a housing association for £24m



Brill Place

King's Cross, NW1

Greenfield land next to St Pancras station

Detailed planning consent for 63,300 sq ft residential tower

Disposal advice

Planning for 54 private apartments over 24 storeys



Gateway Tower, Hale Village

Tottenham Hale, N17

A landmark residential tower in Hale Village; one of London's most promising regeneration sites

0.7 acres

GLA support for an iconic 28 storey tower, including 253 private units

Sold for £18.2m



241 Green Street, Brimsdown

Enfield, EN3

Existing industrial site comprising two warehouse buildings totalling 36,000 sq ft

Acquisition advice

1.1 acres

Acquired for £6m



Haslemere Industrial Estate

Earlsfield, SW18

Existing industrial estate

Resolution to grant for 129 units

Planning and disposal advice

Sold for £19.4m



South London

310–326 St James's Road

Old Kent Road, SE1

Existing industrial building

0.5 acres

Unconditional sale

Sold for £6.8m



54 Camberwell Green

Camberwell, SE5

Former care home with potential for 33,000 sq ft residential

0.4 acres

Sold with vacant possession

Sold for £4.8m



20–24 Mayday Road

Thornton Heath, CR7

Existing office and warehouse accommodation

1 acre

Potential for 100 residential units

Sold for £5.9m



20 Buckhold Road

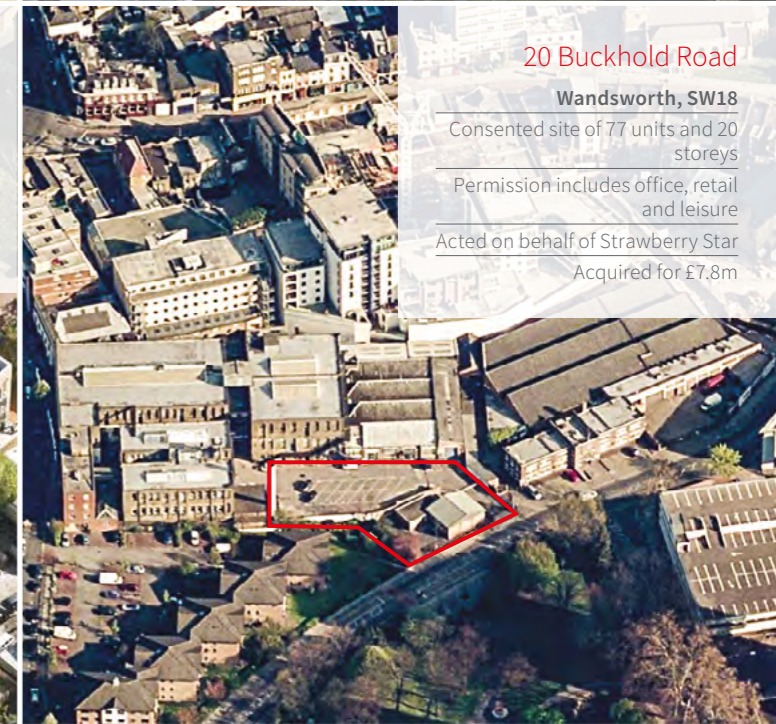
Wandsworth, SW18

Consented site of 77 units and 20 stores

Permission includes office, retail and leisure

Acted on behalf of Strawberry Star

Acquired for £7.8m



44 Clapham Common Southside

Clapham, SW4

70,000 sq ft of existing industrial accommodation

3.7 acres

Residential-led opportunity with pre-application advice

Sold for £35m



Garratt Lane

Wandsworth, SW18

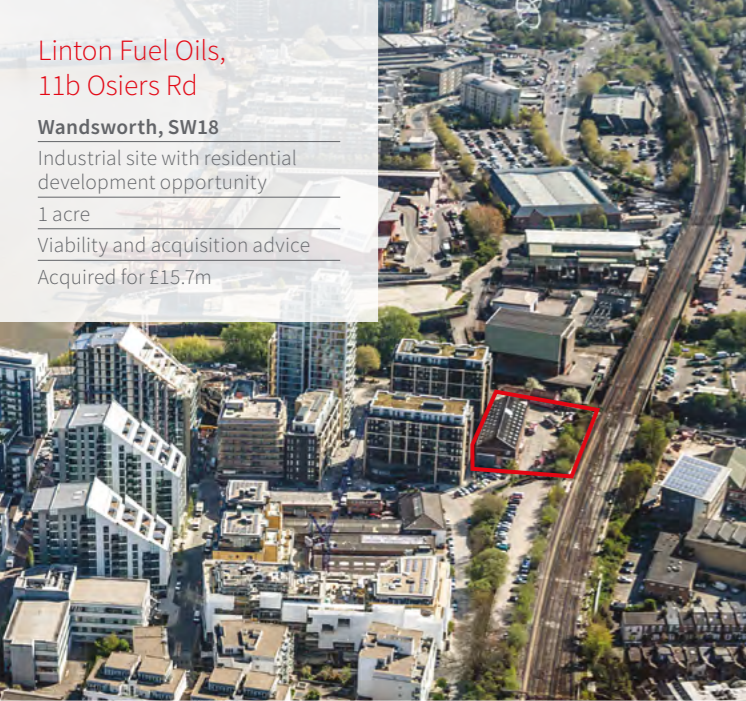
Mixed use regeneration development site

3.3 acres

Land disposal advice

c. 200 homes and a state of the art health centre





**Linton Fuel Oils,
11b Osiers Rd**
Wandsworth, SW18
Industrial site with residential
development opportunity
1 acre
Viability and acquisition advice
Acquired for £15.7m



**Camberwell
Magistrates' Court**
Southwark, SE5
Existing court building extending
to 131,747 sq ft
0.7 acres
Scope to comprehensively
redevelop the site
Disposal advice



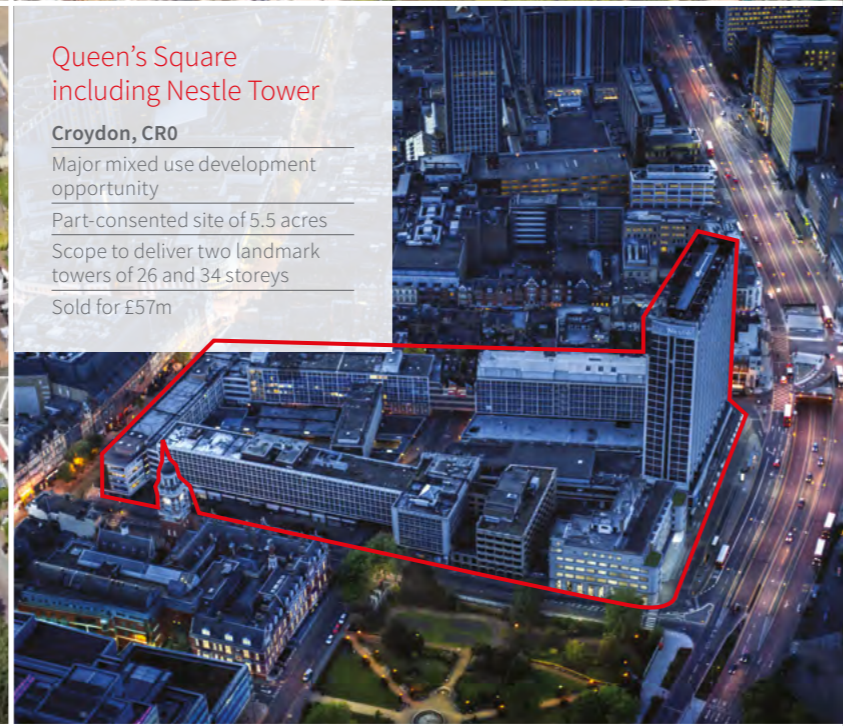
797 London Road
Thornton Heath, CR7
Existing office building
21,778 sq ft
Disposal advice
Residential conversion
opportunity with prior approval
for 59-71 units



**London House, Lower
Mortlake Road**
Richmond, TW9
Existing vacant office building
18,992 sq ft
Potential for refurbishment
or conversion
Disposal advice



Norbury Trading Estate
Norbury, W16
Existing multi-let warehouse
1 acre
Scope to deliver a mixture of uses
Sold for £4.8m



**Queen's Square
including Nestle Tower**
Croydon, CR0
Major mixed use development
opportunity
Part-consented site of 5.5 acres
Scope to deliver two landmark
towers of 26 and 34 storeys
Sold for £57m



Rufus Business Centre
Earlsfield, SW18
Existing commercial buildings
with scope for a mixed use
scheme
0.8 acres
Disposal advice
Sold for £8.8m



St Olve's Nursing Home
Canada Water, SE16
Existing site occupied by an NHS
care home
0.8 acres
Planning, development
consultancy and disposal advice
Sold for £8.3m



46 Ponton Road
Nine Elms, SW8
Acting on behalf of a pension fund
60,000 sq ft inner London
distribution warehouse let for
further 2 years
STP structure (357 units) to
maximise value
Sold to Housebuilder/RP
JV for £55m



Homebase, Swandon Way
Wandsworth Town, SW18
Advising a pension fund
Existing Homebase retail store
Planning consent for 385 homes
Planning, viability, project
management and disposal advice



Victoria Works, Osiers Road
Wandsworth, SW18
Existing offices and warehouse with
potential for 175 units
1 acre
Disposal advice
Sold STP for c. £30m

Surrey Quays Leisure Centre

Canada E16

130,000 sq ft existing leisure facility

Acted on behalf of Aviva/Frogmore

Outline planning permission for 509 apartments and commercial space

Sold to British Land for £135m



East London



3-5 & 7 Selsdon Way Canary Wharf, E14

Permitted development site for 56 private units
Existing buildings totalling 36,000 sq ft
Disposal advice
Sold for £13.1m



140-150 Earlham Grove Forest Gate, E7

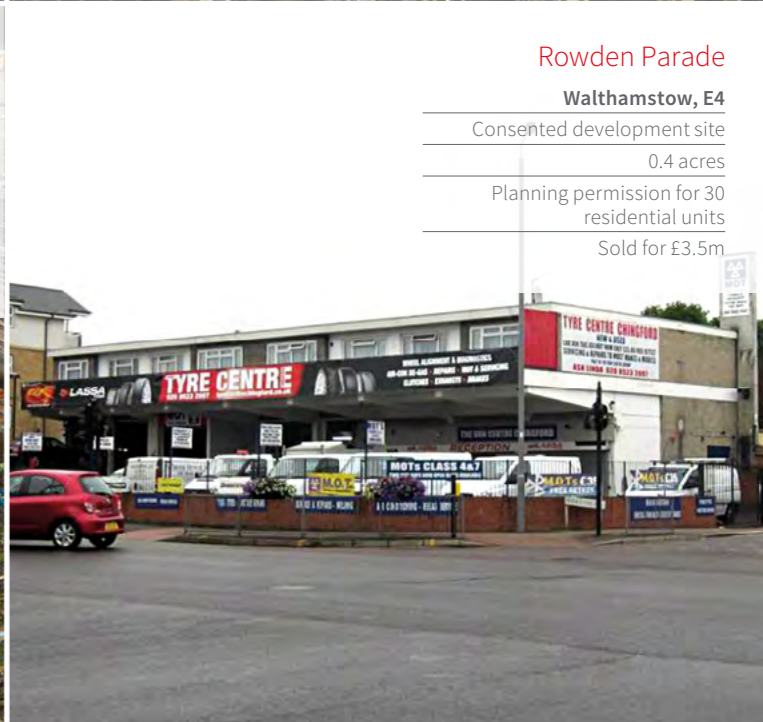
Vacant cleared site with planning consent for 78 residential units
1.3 acres
Disposal advice
Sold for £11.7m



9 Osier Way

Leyton, E10

Existing industrial site
1.1 acres
Positive pre-app for 120 residential units and 3,000 sq ft commercial
Sold for £9m



Rowden Parade

Walthamstow, E4

Consented development site
0.4 acres
Planning permission for 30 residential units
Sold for £3.5m



West Ham Football Club

Upton Park, E13

STP deal for c. 850 units
8.2 acres
Disposal advice
Acquired on behalf of a housebuilder



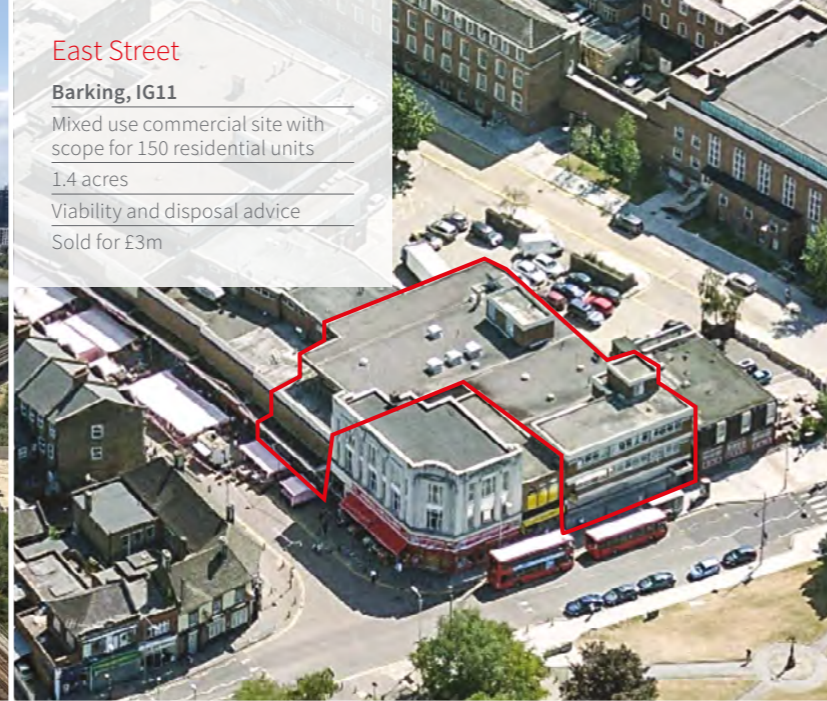
Deben House,

Canary Wharf, E14

Permitted development opportunity
15,740 sq ft office building
Opportunity to deliver 35 residential units
Sold for £6.7m



Thames Wharf
Silvertown, E16
 Thameside regeneration area
 4.4 acres
 Consultancy and disposal advice
 Sold for £33m



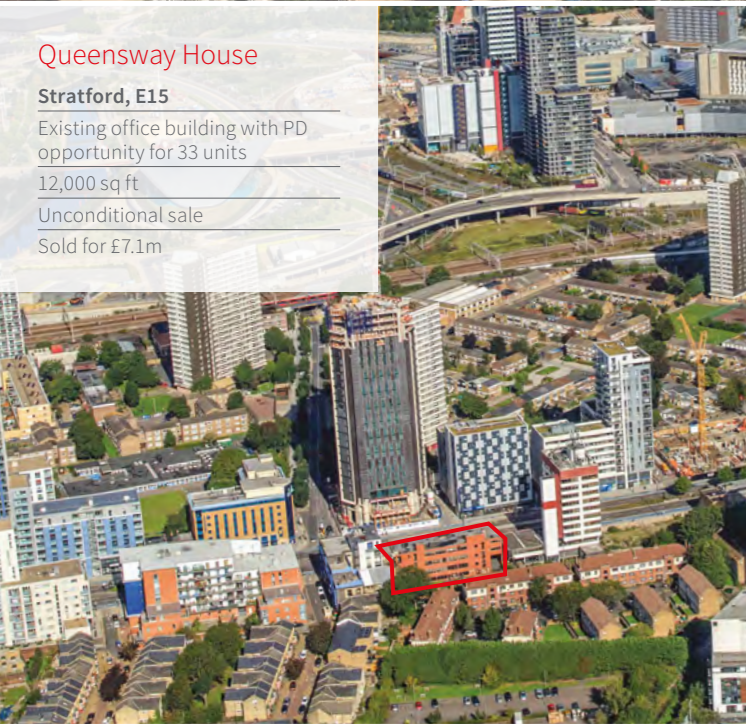
East Street
Barking, IG11
 Mixed use commercial site with scope for 150 residential units
 1.4 acres
 Viability and disposal advice
 Sold for £3m



Maritime View
Greenwich, SE10
 Final phase of a wider residential regeneration at Greenwich Riverside
 2 acres
 Existing planning consent for 477 units
 Ongoing disposal advice



Ensign Court, The Highway
Wapping, E1
 Existing office and retail accommodation
 Acquisition advice
 Unconditional purchase with potential for 65 apartments
 Acquired for £8.8m



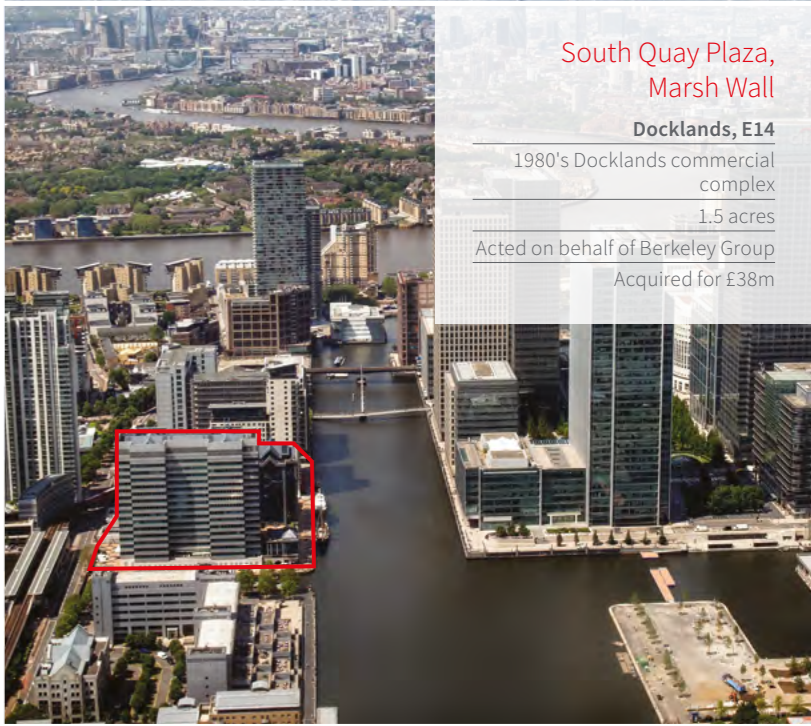
Queensway House
Stratford, E15
 Existing office building with PD opportunity for 33 units
 12,000 sq ft
 Unconditional sale
 Sold for £7.1m



Access House and Clock House, Imperial St
Bromley by Bow, E3
 Site acquisition on behalf of The Guinness Partnership
 2.4 acres
 491 units across 5 buildings of between 9-27 storeys
 Acquired for £47.5m



54 Marsh Wall
Docklands, E14
 Existing high street bank
 0.5 acres
 Planning permission for 41/16 storey towers, comprising 216 units
 Development management and disposal advice



South Quay Plaza, Marsh Wall
Docklands, E14
 1980's Docklands commercial complex
 1.5 acres
 Acted on behalf of Berkeley Group
 Acquired for £38m



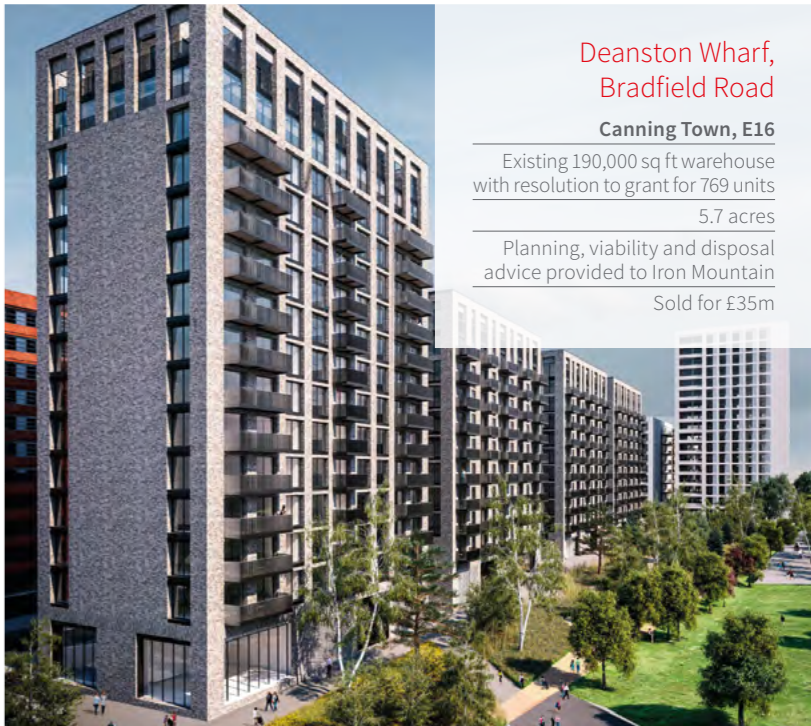
Pelican Wharf, Imperial St
Bromley by Bow, E3
 JLL advised on both Imperial St deals, Guinness' two largest site acquisitions in 20 years.
 3 acres
 Planning permission for 407 units
 Acquired for £43.3m



2 Trafalgar Way
Canary Wharf, E14
 Landmark residential development
 Planning for 395 units across two iconic towers
 1 acre
 17,000 sq ft of residents amenity



Ilford Retail Park
Ilford, IG1
 Existing retail park with scope to provide 508 residential units with retail
 2.6 acres
 Disposal advice. 27 bids received
 Sold for £17.7m



Deanston Wharf, Bradfield Road
Canning Town, E16
 Existing 190,000 sq ft warehouse with resolution to grant for 769 units
 5.7 acres
 Planning, viability and disposal advice provided to Iron Mountain
 Sold for £35m

Hammersmith Magistrates' Court

Hammersmith, W6

Former MOJ court

1.7 acres

Scope for substantial redevelopment

Sold for £43m



West London

North Kensington Gate

Old Oak Common, NW10

Located within the Old Oak & Park Royal Regeneration Area

24,102 sq ft of existing warehouses

1.2 acres

Planning consent to deliver 211 apartments across two sites



Car Park at Lakeside Drive

Park Royal, NW10

Former Diageo car park site with potential for 800 units

5.3 acres

Acted on behalf of a housing association

Acquired for £41m



Kellogg Tower, Greenford Road

Greenford, UB6

Existing 164,000 sq ft office headquarters

8 acres

Disposal advice

Sold for £22.5m



Citroen Car Showroom, Capital Interchange Way

Brentford, TW8

Car showroom with potential for high density residential development

2.3 acres

Planning, project management, viability and land assembly advice

Called in by the Mayor of London and refusal overturned



Quayside Lodge

Fulham, SW6

Iconic residential development opportunity overlooking the River Thames

0.7 acres

Detailed planning permission secured for 110 residential units

Guide Price £23.5m



Smith House

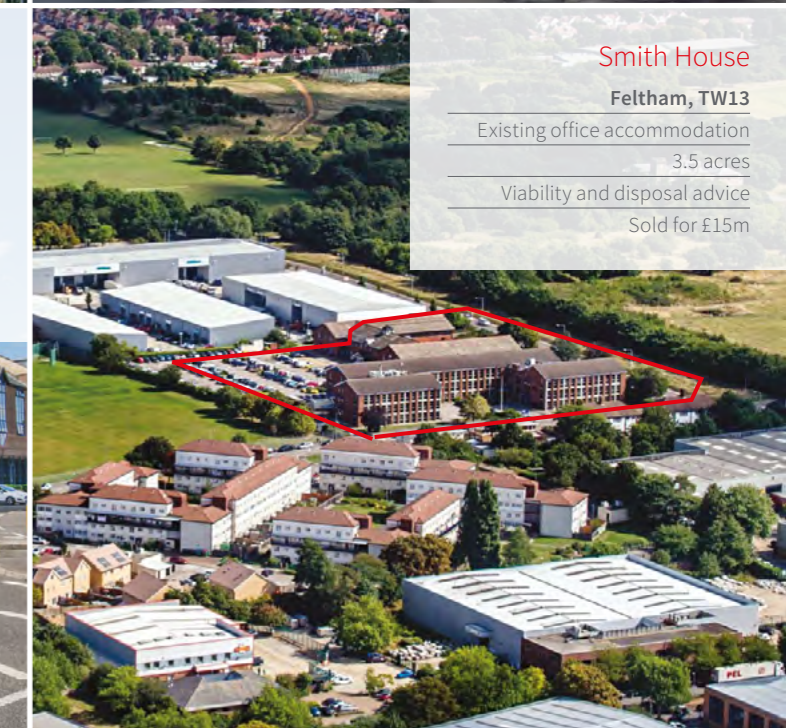
Feltham, TW13

Existing office accommodation

3.5 acres

Viability and disposal advice

Sold for £15m





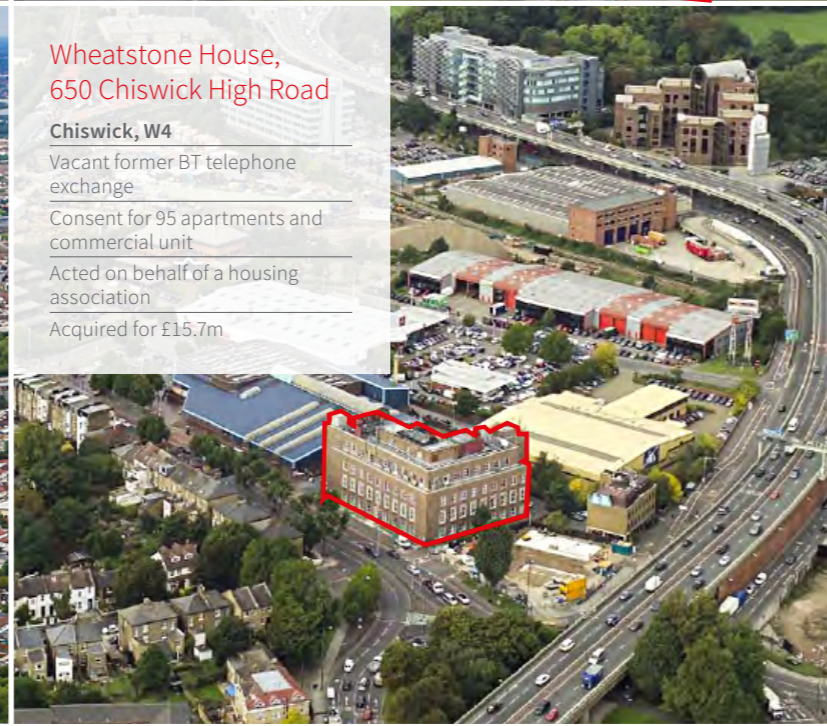
60-62 Queensborough Terrace
Bayswater, W2
 Existing hotel with opportunity for high-value residential conversion
 12,200 sq ft hotel
 Viability and disposal advice
 Sold for £9.5m



Windmill Place
Brentford, TW8
 1 acre industrial site with potential for residential development
 Scope to deliver c. 55 units
 Unconditional sale
 Sold for £7.5m



4 Bilton Road
Alpertown, W3
 Existing employment site
 1.4 acres
 Planning and disposal advice
 STP deal for c.100 units



Wheatstone House, 650 Chiswick High Road
Chiswick, W4
 Vacant former BT telephone exchange
 Consent for 95 apartments and commercial unit
 Acted on behalf of a housing association
 Acquired for £15.7m



Perfume Factory North Acton
Alpertown, UB6
 Former Elizabeth Arden perfume factory
 80,000 sq ft
 Planning, viability and disposal advice
 Sold to Essential Living for £28m

Perfume Factory

“Thank you all for the efforts your team have made and the guidance you offered during the marketing and transactional period. We hold your professionalism in the highest respect and we would be happy to recommend JLL at any time.”

Stuart Sapcote
 Chairman,
 Sapcote Developments



Brentford Football Club, Braemar Road
Brentford, TW8
 Existing football stadium
 Scope to deliver a new stadium plus 985 residential units
 15.7 acres
 Procurement of a private sector development partner

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