

GLPG



BOND LAND
INVESTMENT & DEVELOPMENT CONSULTANTS



CGI of the Proposed Development

236-240 Billet Road

WALTHAMSTOW,
LONDON, E17 5DY



Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 24 PRIVATE APARTMENTS IN WALTHAMSTOW

- A 0.33-acre (0.134 ha) site comprising an existing MOT garage, body repair workshop, car wash and 5 maisonette apartments at first and second floors
- Located in a predominantly residential area in Walthamstow, fronting Billet Road
- The area surrounding the site is well-connected, offering a variety of shops, schools, green spaces, and convenient access to central London
- Planning has been granted to create 24 apartments comprising a mix of 1, 2 and 3 bedroom units (all apartments are private)
- The total proposed NIA is approx. 1,681.6 sqm (18,101 sqft)
- The total proposed GIA is approx. 2,068.3 sqm (22,263 sqft)
- The estimated CIL payment is approx. £235,000
- The estimated S106 contribution is approx. £156,000
- The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £2,500,000, subject to contract

Location

The site is situated in Walthamstow within the London Borough of Waltham Forest, a predominantly residential area in north-east London. The surrounding streets comprise mainly terraced housing with local shops, cafés and convenience stores located along Billet Road and nearby Higham Hill Road. A wider range of retail, dining and leisure facilities are available in Walthamstow town centre, including the well-known Walthamstow Market.

The property benefits from good public transport connections. Local bus routes operate along Billet Road, providing access to nearby stations including Blackhorse Road and Walthamstow Central, which offer Victoria Line Underground and London Overground services to Central London. The area also has convenient road access to the A406 North Circular Road and the M11.

KEY DISTANCES

Walthamstow Academy	0.3 miles
Higham Hill Medical Centre	0.4 miles
Kingfisher Sports Ground	0.5 miles
William Morris Gallery	0.9 miles
Sainsbury's Supermarket	1.0 mile
Eden Girls' School, Waltham Forest	1.0 mile
Blackhorse Road Station	1.2 miles
Morrisons	1.3 miles





CGI of the Proposed Development

Planning

Planning has been granted (Ref: 222990 - Waltham Forest) for the demolition of the existing buildings and the redevelopment of the site to provide a new five-storey (four-storey with a set-back top floor) residential building.

The approved scheme comprises 24 private apartments arranged as 7 x one-bedroom, 12 x two-bedroom and 5 x three-bedroom units, together with associated landscaping, cycle storage, private and communal amenity space, and two disabled parking spaces accessed from Billet Road.

The total proposed NIA is approximately 1,681.6 sqm (18,101 sqft), and total GIA is approximately 2,068.3 qm (22,263 sqft).

CIL & Section 106

It is our understanding that the estimated CIL payment is approximately £235,000 and S106 contribution is approximately £156,000, however, we encourage interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves.

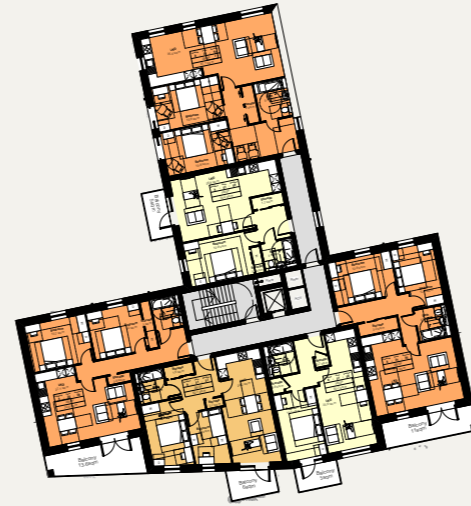
Proposed Accommodation Schedule

Apartment	Floor	Bed	Sqm	Sqft
1	Ground	2B3P	79.1	851
2	Ground	3B5P	106.0	1,141
3	Ground	1B2P	54.2	583
4	Ground	3B5P	88.4	952
5	First	2B4P	71.7	772
6	First	1B2P	50.7	546
7	First	2B3P	62.1	668
8	First	2B4P	72.9	785
9	First	1B2P	54.2	583
10	First	2B4P	87.1	938
11	Second	2B4P	71.7	772
12	Second	1B2P	50.7	546
13	Second	2B3P	62.1	668
14	Second	2B4P	72.9	785
15	Second	1B2P	54.2	583
16	Second	3B5P	88.4	952
17	Third	2B4P	71.7	772
18	Third	1B2P	50.7	546
19	Third	2B3P	62.1	668
20	Third	2B4P	72.9	785
21	Third	1B2P	54.2	583
22	Third	3B5P	88.4	952
23	Fourth	2B3P	66.2	713
24	Fourth	3B5P	89.0	958
Total			1,681.6	18,101

Proposed Floor Plans



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £2,500,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpjg.co.uk/billet-road/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the Joint Agents, GLPG or Bond Land:

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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.

Marketing particulars produced by GLPG.