

BELLERIVE HOUSE

3 MUIRFIELD CRESCENT
CANARY WHARF
E14 9SZ

A FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY
WITH PLANNING PERMISSION
THROUGH PERMITTED
DEVELOPMENT & EXTENSION
FOR **59 PRIVATE UNITS**

A PRIVATE RESIDENTIAL DEVELOPMENT OPPORTUNITY LOCATED IN CANARY WHARF, EAST LONDON.

GDPO Prior Approval for the change of use from Office (Use Class E) to residential (Use Class C3) to provide **50 units** and a Class E commercial unit at ground floor level.

Further planning permission was granted for the upwards extension providing **two additional floors to accommodate 9 residential units**, including minor external alterations to the existing building and the prior approval (Ref: PA/21/01170/A1).

Total of **59 private residential units**, extending to 3,600 sq m (38,748 sq ft) NIA.

Situated 300 metres (0.2 miles) West of the **Crossharbour DLR Station**, 480 metres (0.3 miles) South of **South Quay DLR Station** and situated approximately 1km (0.7 miles) South of **Canary Wharf Underground Station**.

For sale freehold with the benefit of vacant possession.



CGI OF CONSENTED SCHEME

CANARY WHARF

A THRIVING GLOBAL BUSINESS HUB THAT HAS SHIFTED LONDON'S CENTRE OF GRAVITY EAST AND SET NEW STANDARDS FOR URBAN SPACES.

120,000+
EMPLOYEES

200+
SHOPS, BARS AND RESTAURANTS

4 RETAIL MALLS

20 ACRES
APPROXIMATELY OF LANDSCAPED OPEN SPACES

16.4
MILLION SQFT
APPROXIMATELY OF COMMERCIAL SPACE

THE CITY

LANDMARK PINNACLE

CITI BANK

HSBC

CANARY WHARF

RIVER THAMES

MORGAN STANLEY

CANARY WHARF

HERON QUAYS

SOUTH QUAY

WESTFERRY PRINT WORKS

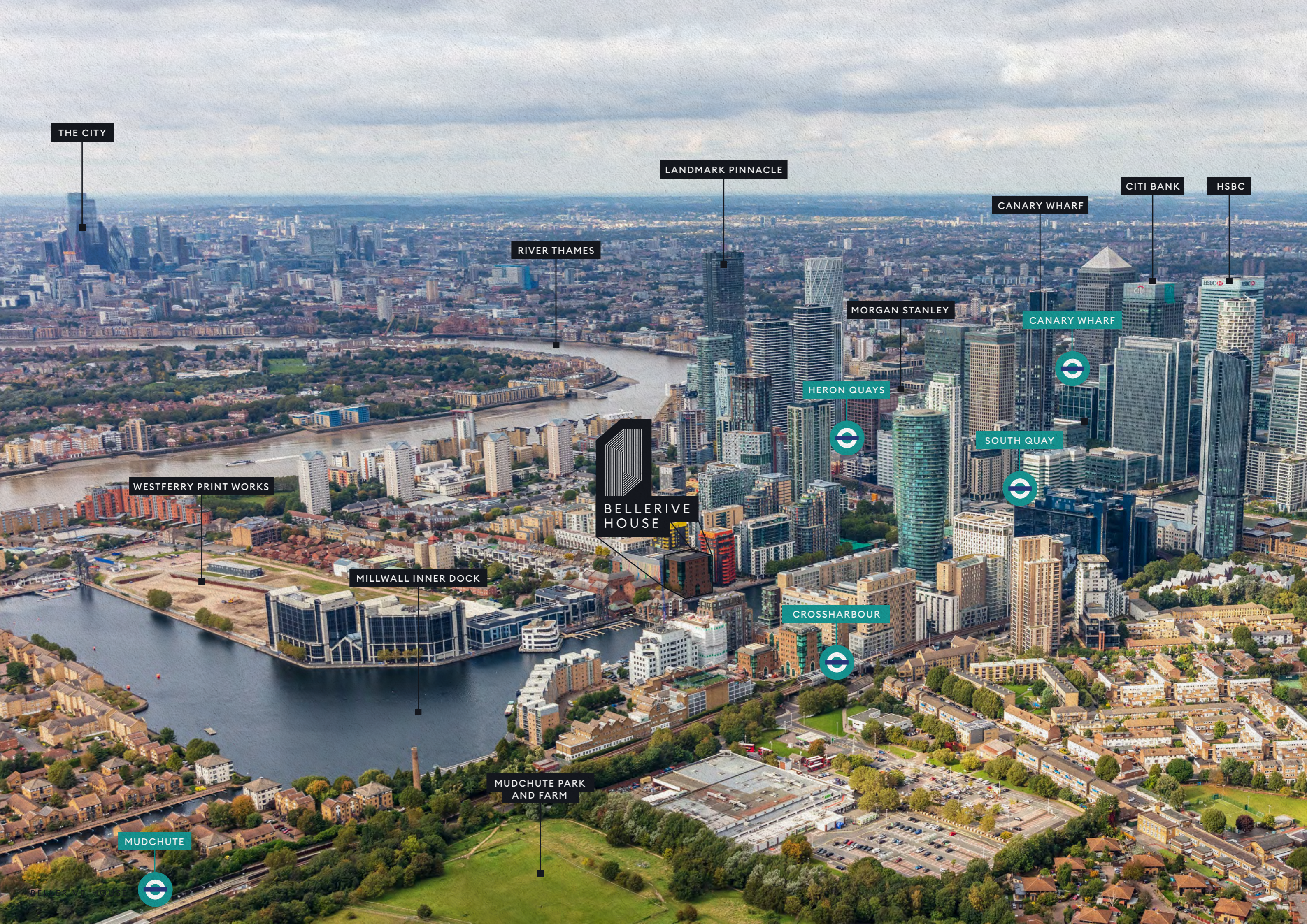
BELLERIVE HOUSE

MILLWALL INNER DOCK

CROSSHARBOUR

MUDCHUTE PARK AND FARM

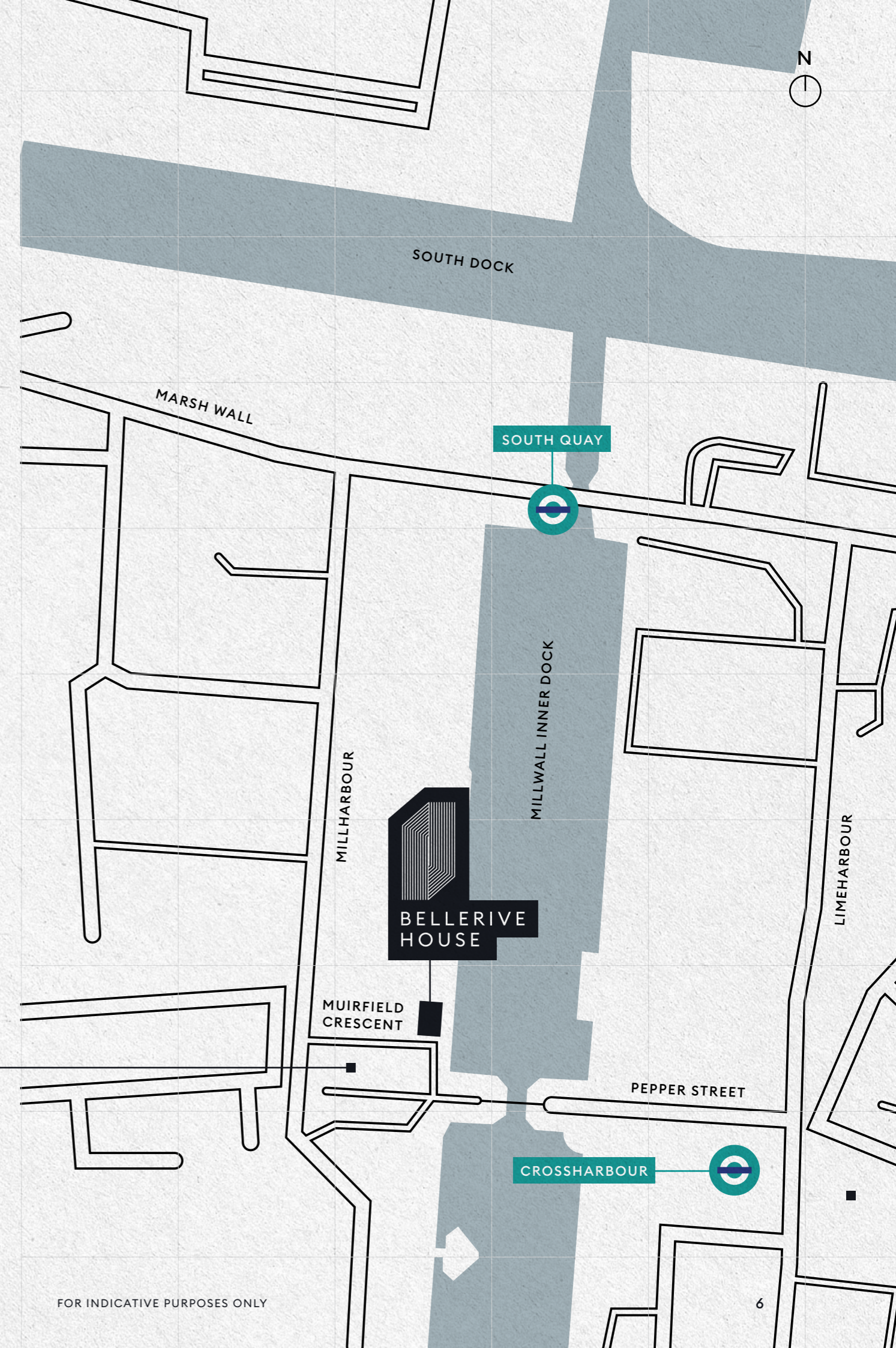
MUDCHUTE

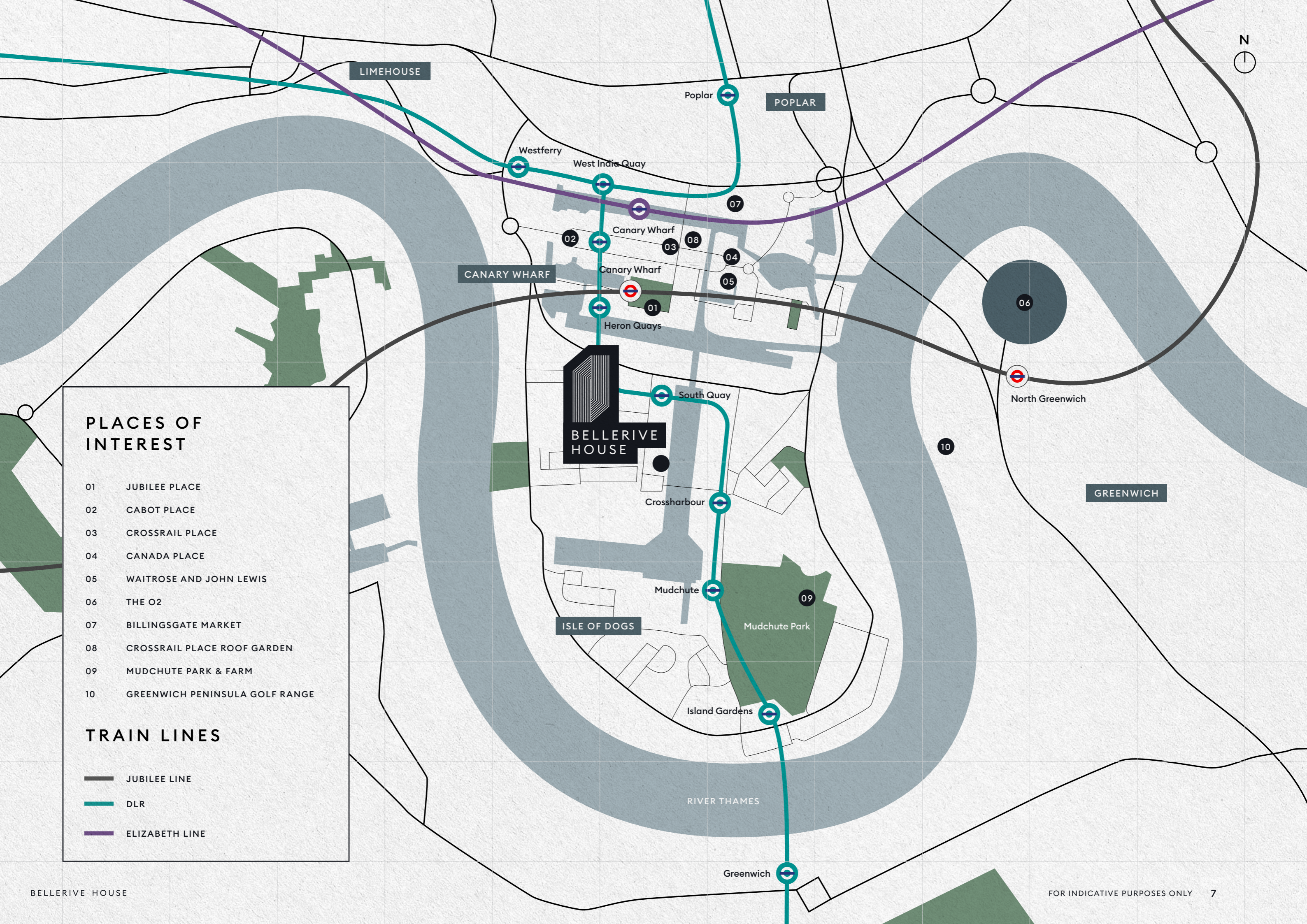


LOCATION

THE SITE IS LOCATED IN AN EXCELLENT LOCATION IN CANARY WHARF, SITUATED IN THE LONDON BOROUGH OF TOWER HAMLETS.

The site fronts Millwall Inner Docks at the dock basin and the surrounding area is characterised by residential development, the redevelopment of Westferry Printworks at the Southern end of Millharbour and permission has been granted for the redevelopment of the adjacent site to provide 319 units.





PLACES OF INTEREST

- 01 JUBILEE PLACE
- 02 CABOT PLACE
- 03 CROSSRAIL PLACE
- 04 CANADA PLACE
- 05 WAITROSE AND JOHN LEWIS
- 06 THE O2
- 07 BILLINGSGATE MARKET
- 08 CROSSRAIL PLACE ROOF GARDEN
- 09 MUDCHUTE PARK & FARM
- 10 GREENWICH PENINSULA GOLF RANGE

TRAIN LINES

- JUBILEE LINE
- DLR
- ELIZABETH LINE

LOCATION

WELL CONNECTED



JUBILEE LINE

From Canary Wharf Station

Stratford	10 minutes
London Bridge	6 minutes
Waterloo	9 minutes
Westminster	15 minutes
Bond Street	15 minutes
Wembley	38 minutes



DLR

From Crossharbour Station

Greenwich	12 minutes
Excel	26 minutes
London City Airport	25 minutes
Stratford	21 minutes
Bank	19 minutes



ELIZABETH LINE

From Canary Wharf Station

Liverpool Street	7 minutes
Tottenham Court Road	11 minutes
Bond Street	15 minutes
Paddington	17 minutes



The proposed development will benefit from exceptional connectivity being surrounded by a wide range of transport links from nearby stations. The site has a good public transport service PTAL rating of 4.

Canary Wharf Underground Station is located 1km (0.7 miles) away and provides access to a variety of locations, including London Bridge (6 mins), Waterloo (9 minutes), Stratford (10 mins) and Bond Street (15 minutes) via the Jubilee Line (Source: CityMapper) as well as access to the recently operational Elizabeth Line.

The Crossharbour and South Quay DLR stations are also located approximately 300 and 600 metres away respectively which connects Canary Wharf to the City of London and to London City Airport, which is undergoing major redevelopment and provides direct access to major European city destinations.

PLANNING

THE PROPERTY FALLS WITHIN THE JURISDICTION OF THE LONDON BOROUGH OF TOWER HAMLETS AND DOES NOT SIT WITHIN A CONSERVATION AREA, NOR ARE THERE ANY STATUTORILY OR LOCALLY LISTED BUILDINGS ON OR NEAR THE SITE.

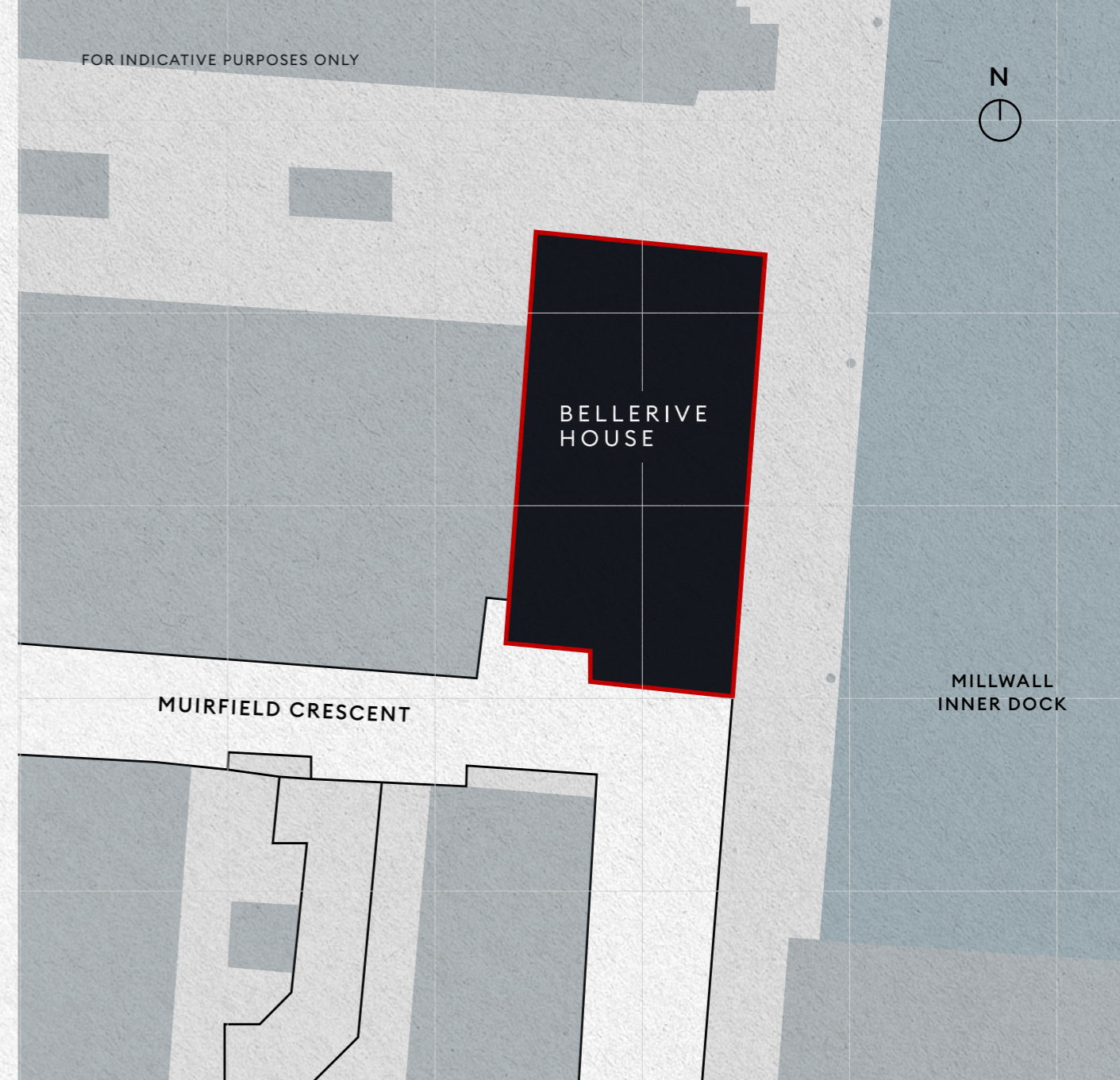
A prior approval application for the site was approved in July 2021 (Ref: PP: PA/21/01170) for “the change of use from Offices (Use Class E) to residential (Use Class C3) to provide 50 units.”

A further application was granted in March 2023 (Ref: PP: PA/22/01236/A2) for the “upwards extension providing nine residential units, including minor external alterations to the existing building.” Which incorporates the prior approval (Ref: PA/21/01170/A1). There is also a Class E commercial unit at ground floor level, extending to 260 sq m (2,806 sq ft).

A section 96a application has also been submitted that adds additional floorspace. A decision is expected imminently.

The residential accommodation will comprise of 15 x studios, 28 x 1 bedrooms, 15 x 2 bedrooms and 1 x 3 bedroom apartments extending to 3,600 sq m (38,748 sq ft) NIA. Within the proposed development, basement parking for 8 cars including 2 disabled spaces can be made available by separate negotiation.

The existing commercial space is currently occupied by a Charity and vacant possession can be achieved with 1 month notice.



CIL & SECTION 106

There is an Affordable Housing Contribution for the additional two floors of £664,472

CIL: £374,448.87

SCHEDULE OF ACCOMMODATION

UNIT TYPE	NO. UNITS	AV AREA NIA (SQ M)	MIN SIZE NIA (SQ FT)	AV SIZE NIA (SQ FT)	MAX SIZE NIA (SQ FT)	TOTAL AREA NIA (SQ FT)	TOTAL NIA (SQM)
STUDIO	15	49	517	529	538	7,933	737
1 BED	28	51	538	550	570	15,405	1,431
2 BED	15	75	710	806	1,117	12,087	1,123
3 BED	1	134	1,440	1,440	1,440	1,440	134
ALL	59	58		625		36,865	3,425

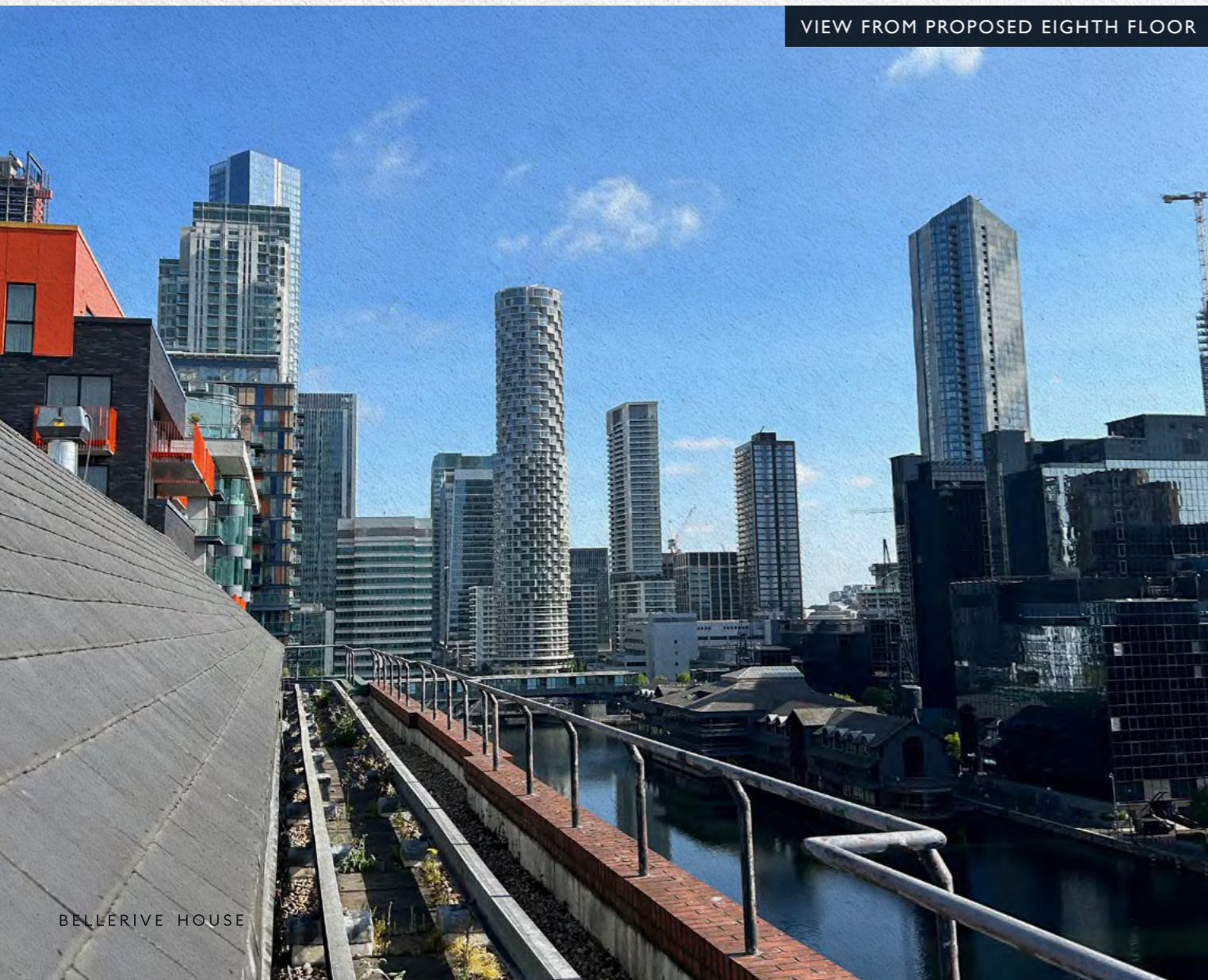
EXTERIOR FROM MILLWALL INNER DOCK



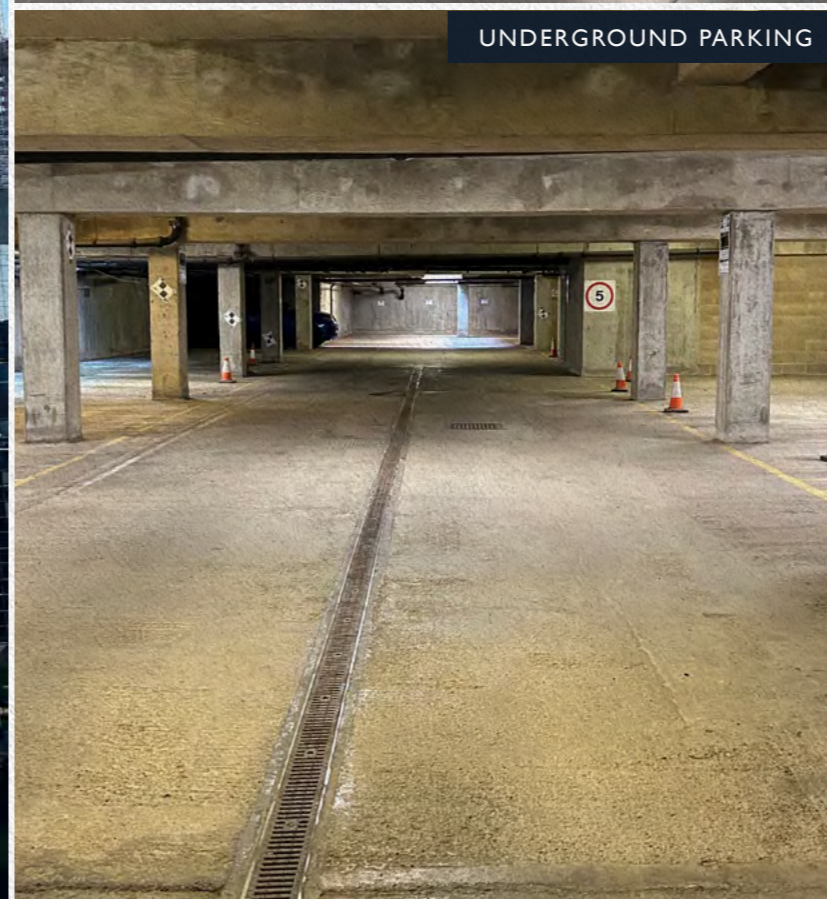
EXISTING INTERIOR



VIEW FROM PROPOSED EIGHTH FLOOR



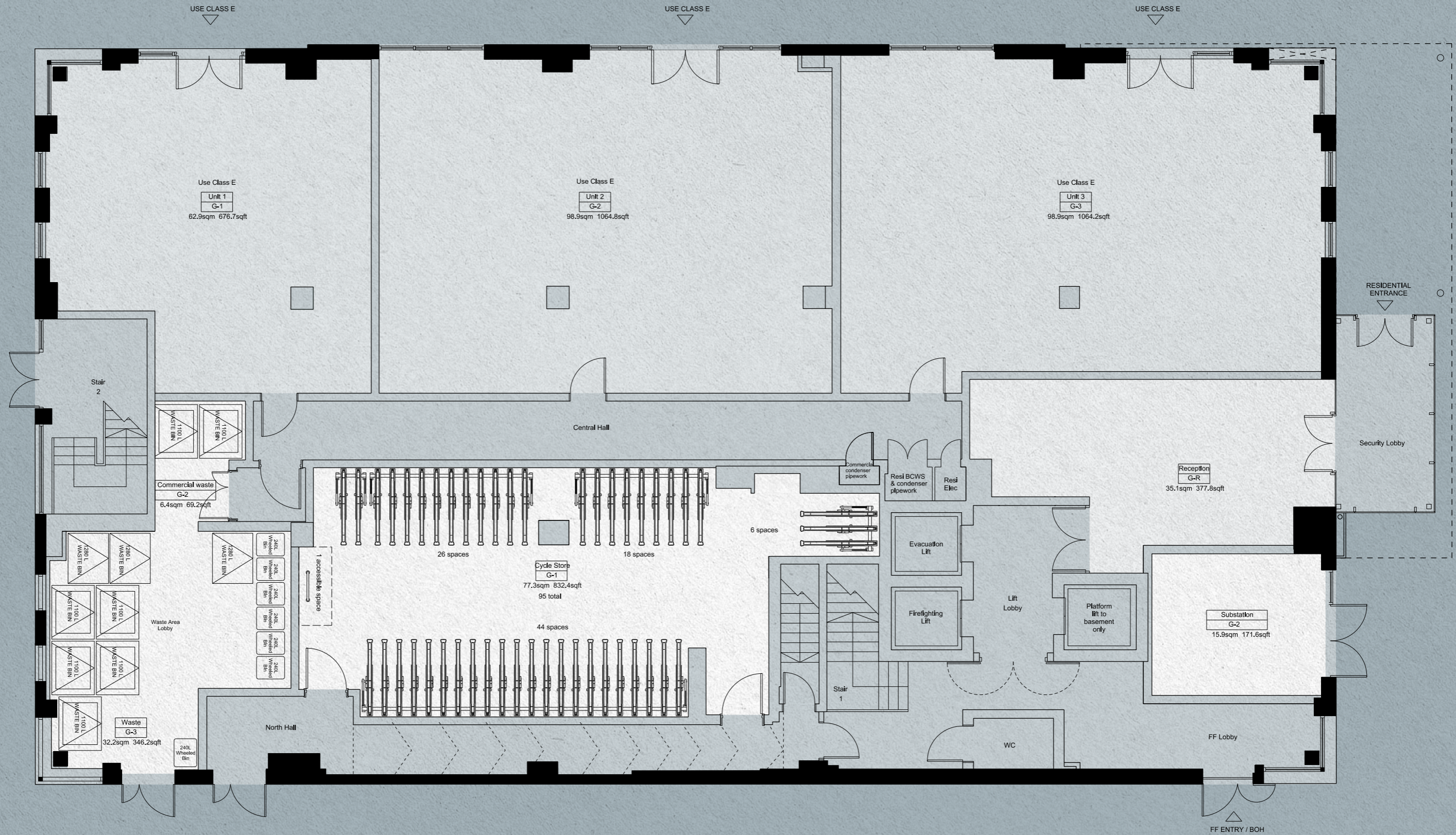
UNDERGROUND PARKING



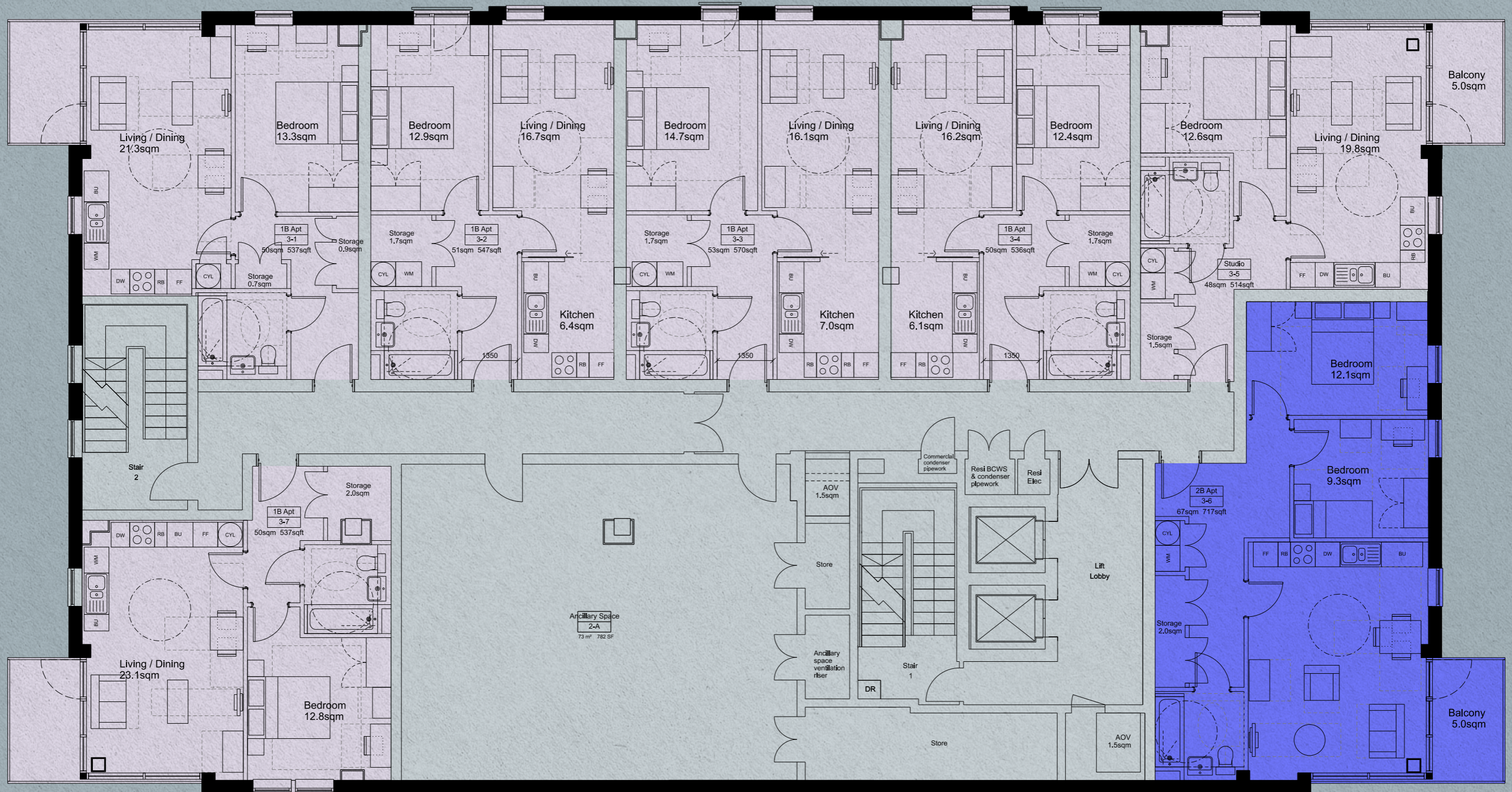
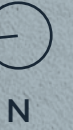
EXISTING INTERIOR



PROPOSED GROUND FLOOR PLAN

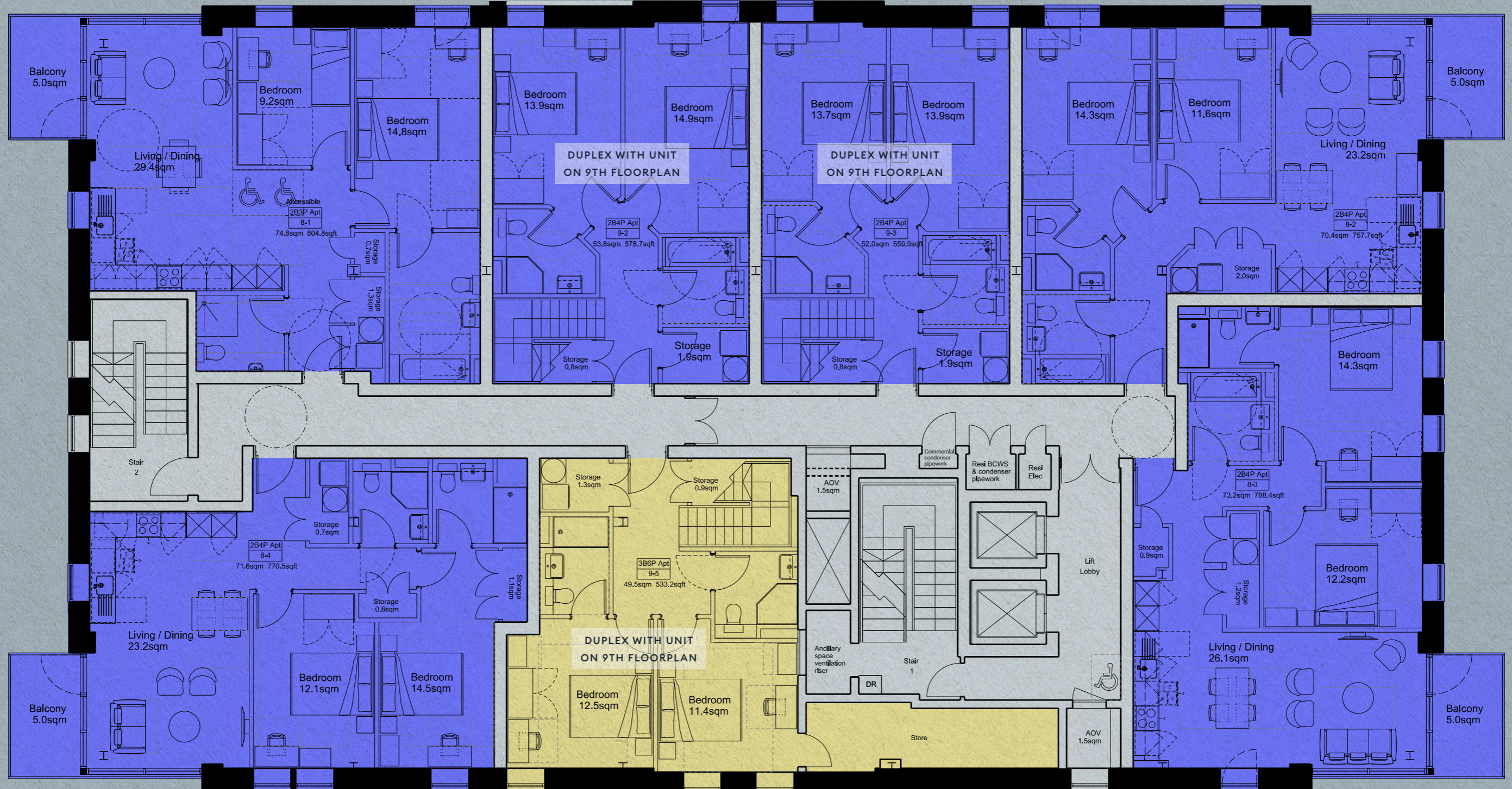


TYPICAL PROPOSED FLOOR PLAN

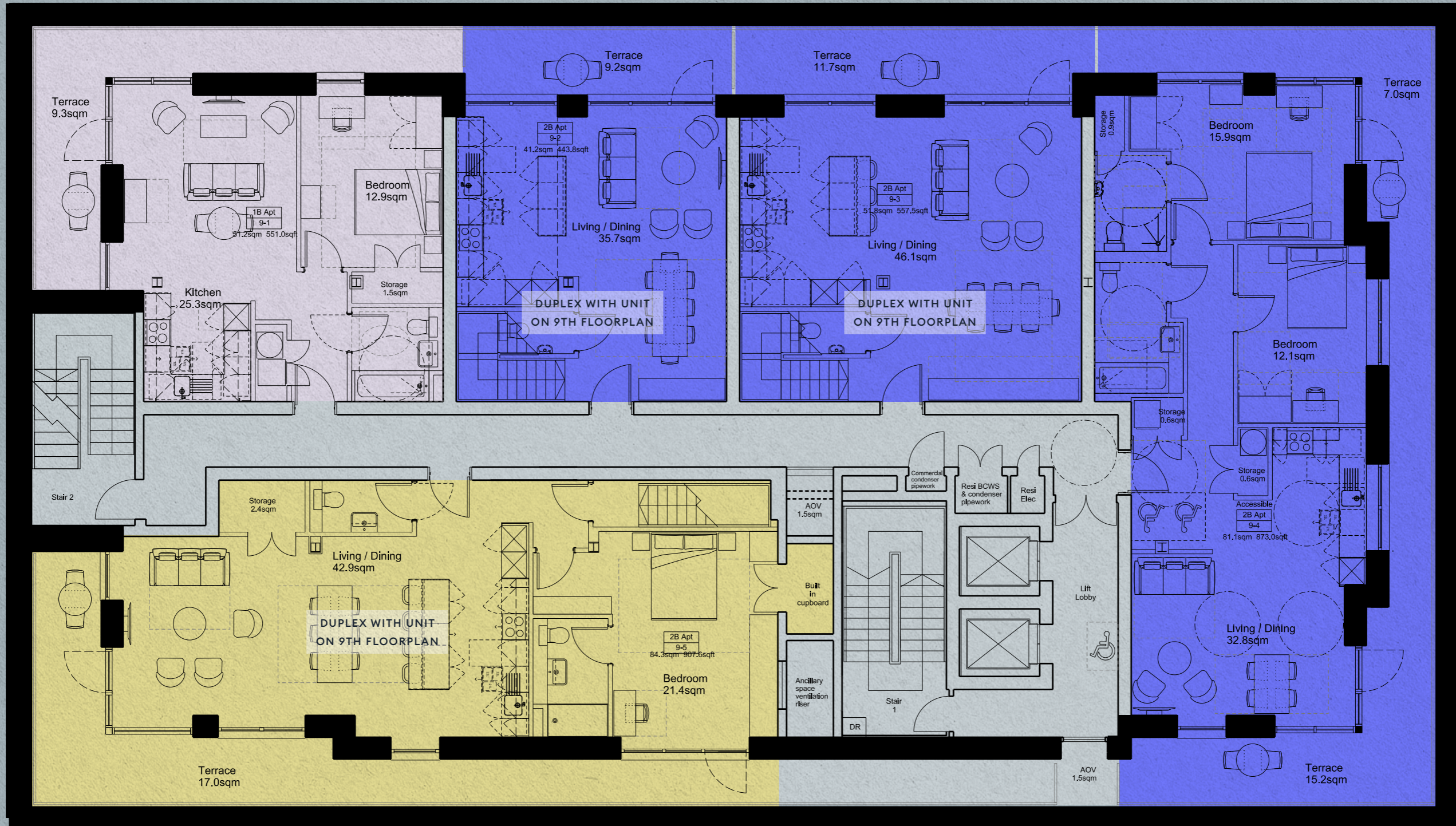


*THIRD FLOOR PLAN SHOWN ABOVE
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. 12

PROPOSED EIGHTH FLOOR PLAN



PROPOSED NINTH FLOOR PLAN



FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT SOLE AGENTS **VANDERMOLEN REAL ESTATE & SAVILLS UK** ON THE DETAILS BELOW.

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SAVILLS.COM



VIEWINGS

Please contact the joint sole selling agents to arrange an inspection if required.

TENURE

The opportunity is being sold Freehold with the existing tenants in situ (please see tenancy schedule within the dataroom).

FURTHER INFORMATION

For further plans and information, please click button below.

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior).

VAT

The property is elected for VAT.

GUIDE PRICE

Price on Application.

The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. January 2023.



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