



OLD OAK COMMON

Landmark
North-West
London
Co-living
Development
Opportunity

2 SCRUBS LANE, LONDON NW10 6RB

- Prominent 0.3 acre corner site located at the junction of Scrubs Lane and Harrow Road, NW10, Royal Oak.
- The sites' positive planning history and the site's allocation within OPDC (Old Oak and Park Royal Development Corporation) has established a precedent for redevelopment, making it an ideal purchase to add value through planning, with a significant element of risk mitigated.
- Recent positive pre-app for a 24 storey co-living development for 292 beds.
- The site benefits from a lapsed planning consent for a 20 storey scheme comprising 85 apartments.
- A 292 co-living scheme would propose a GIA of approximately 145,000sq.ft.
- Freehold for sale with vacant possession.



PROPOSAL

Our client is seeking unconditional offers in the region of £7,000,000 (Seven Million Pounds) subject to contract. A purchase at this level would reflect £21,341 per bed on the latest proposed scheme.

DESCRIPTION

The site is 0.3 acre and is located on the northern junction of Scrubs Lane and Harrow Road. Scrubs Lane connects Harlesden, Old Oak and White City. It is accessible for pedestrians from the North via Harrow Road or from the East via Scrubs Lane, where there is also vehicular access and a parking forecourt.

To the South of the site are a series of two storey commercial buildings, as well as a 5 storey 1960's office building. To the East along Scrubs Lane are two to three storey 19th century terraced housing, and in the North is a three to four storey 1970's local authority housing estate.

The existing site comprises a three storey building used as a Church and Nursery, of no architectural merit. The site is within the Old Oak Common and Park Royal Regeneration Area (OPDC).



PLANNING HISTORY



Lapsed consent

Planning approved in 2017 for the demolition of existing buildings and structures and redevelopment of the site for a mixed-use development comprising basement and 20 storeys in height to provide 85 residential units, retail, café/restaurant, nursery and a place of worship and community use.

Pre-app

January 2023, a pre-app submitted for a new co-living scheme for 292 co-living rooms, 10,506sq.ft of community use and 12,196 sq.ft of co-living amenity space.

The scheme which received a positive response increased the height of the building by an additional 4 stories.

Proposed

Further enhancements have been made following the pre app pushing the envelope to 328 co-living units. Floor plans are available upon request.

Further advice has suggested 350 - 400 co-live apartments maybe achievable due to the evolving GLA requirements for co-living amenity.

FLOORPLANS

Potential layout and apartment cross-section.



AREA REGENERATION

2 Scrubs Lane is located at the north-eastern entrance of the Old Oak and Park Royal Opportunity Area, a designated regeneration site. This area is being developed into a new district with 25,500 new homes, 65,000 jobs, and connections to Crossrail and HS2.

The vision for the Harrow Road and Scrubs Lane cluster is to create an active mixed-use location with a focus on community, employment, and the establishment of a new Old Oak High Street that connects to Willesden Junction station.

LOCATION

The site is surrounded by an abundance of local amenities. The local area is teeming with vibrant entertainment options. For a night out, future residents can explore the trendy bars and restaurants in nearby neighbourhoods such as Notting Hill and Portobello Road. Wembley Stadium is short distance away, offering thrilling live events and concerts.

Shopping enthusiasts will be delighted with the array of retail options available in the area. The bustling Westfield London shopping centre, one of the largest in Europe, is a short journey away and boasts an extensive selection of high-street and luxury brands, as well as a wide range of dining options.

For those seeking relaxation and green spaces, Wormwood Scrubs Park is a tranquil oasis located a short walk from Scrubs Lane. This vast expanse of greenery provides an escape from the hustle and bustle of city life, offering opportunities for jogging, picnicking, and leisurely strolls.





THE CITY

SOUTHBANK

NINE ELMS

BATTERSEA

NOTTING HILL

KENSAL RISE

KENSAL GREEN

WHITE CITY
(2 MILES)

WEMBLEY STADIUM
(4 MILES)

TRANSPORT

Transportation in the area is incredibly accessible, making it easy to navigate the city and beyond. Willesden Junction station (9 minute walk) and Kensal Green station (15 minute walk) serve as major hubs for both Overground and Underground services.

Both allow for seamless travel to various parts of London, including popular destinations like Oxford Circus, Baker Street and Notting Hill Gate.

- Willesden Junction
- Kensal Green (2 minutes)
- Kilburn Park (9 minutes)
- Paddington (14 minutes)
- Baker Street (16 minutes)
- Oxford Circus (20 minutes)
- Notting Hill Gate (24 minutes)
- Moorgate (28 minutes)
- Canary Wharf (34 minutes)



TENURE

Freehold

FURTHER INFORMATION

Further information is available upon request

PROPOSAL

Guide Price £7,000,000 (Seven Million) subject to contract

VAT

We understand the property has been elected for VAT

CONTACT

For further information or to arrange a viewing, please contact us:

Jerome Colmans
+44 (0)20 7266 8535
+44 (0)7554 434 419
j.colmans@estate-office.com

Matthew Sheldon
+44 (0)20 7266 8523
+44 (0)7786 445 645
m.sheldon@estate-office.com

Marc Goldie
+44 (0)20 7266 8500
+44 (0)7957 140 280
m.goldie@estate-office.com

Chaim Aziz
+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. February 2024.