



POPLAR, LONDON

E14

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Aerial view of the site, looking south



EXECUTIVE SUMMARY

Knight Frank are delighted to bring to the market this outstanding consented residential development opportunity in the heart of Poplar.

- Chrisp Street offers an outstanding opportunity for a residential-led development to be delivered in the heart of East London.
- Full planning permission has been implemented for a scheme that will provide 53 residential units, 15 of which will be delivered as affordable, and 969 sq ft of ancillary commercial space.
- The previous buildings on the 0.25 acre (0.10 hectare) site have been demolished, and the remaining hard standing hoarded off.
- Located at the northern end of the Chrisp Street Market redevelopment, which will bring significant investment to the area.
- Located in Zone 2 of London's transport network, the site is serviced by excellent transport links to Central London via a variety of public transport modes.
- Preferred offers are requested for the freehold interest, on an unconditional basis.



Aerial view of the site, looking west



CGI of proposed development

THE SITE

116-118 Crisp Street, the site, is a broadly rectangular plot extending to approximately 0.25 acres (0.10 hectares), sitting in the heart of Poplar and Langdon Park.

It is located at the northern end of the Crisp Street Market District Centre and adjacent to the Langdon Park DLR station and trainline.

Access is via Crisp Street, which forms the sites western boundary, with the station and trainline forming the boundary to the east. The Parkview Apartments, completed in 2009, sit to the north of the site, with Crisp Street Health Centre to the south.

The Parkview Apartments are currently undergoing façade remediation works to make the exterior compliant with fire safety requirements.

The site comprises two plots, 116 and 118 Crisp Street. 116 Crisp Street, to the south, was previously occupied by a two-storey public house, the Royal Charlie, which has now been demolished. 118 Crisp Street, to the north, previously comprised a vacant 2 storey warehouse which has also now been demolished.

Being a cleared site with a number of piling foundations already in situ, it currently comprises an area of hard standing, with a small number of storage containers which are located adjacent to the western boundary. At the time of implementation, no remediation was deemed necessary.



Aerial view of the site, looking north



Aerial view of the site, looking east

LOCATION

Located in a prominent position on Crisp Street in the heart of Poplar, the site is conveniently located approximately 1 mile from Canary Wharf, 4 miles from the City of London and 7 miles from London's West End.

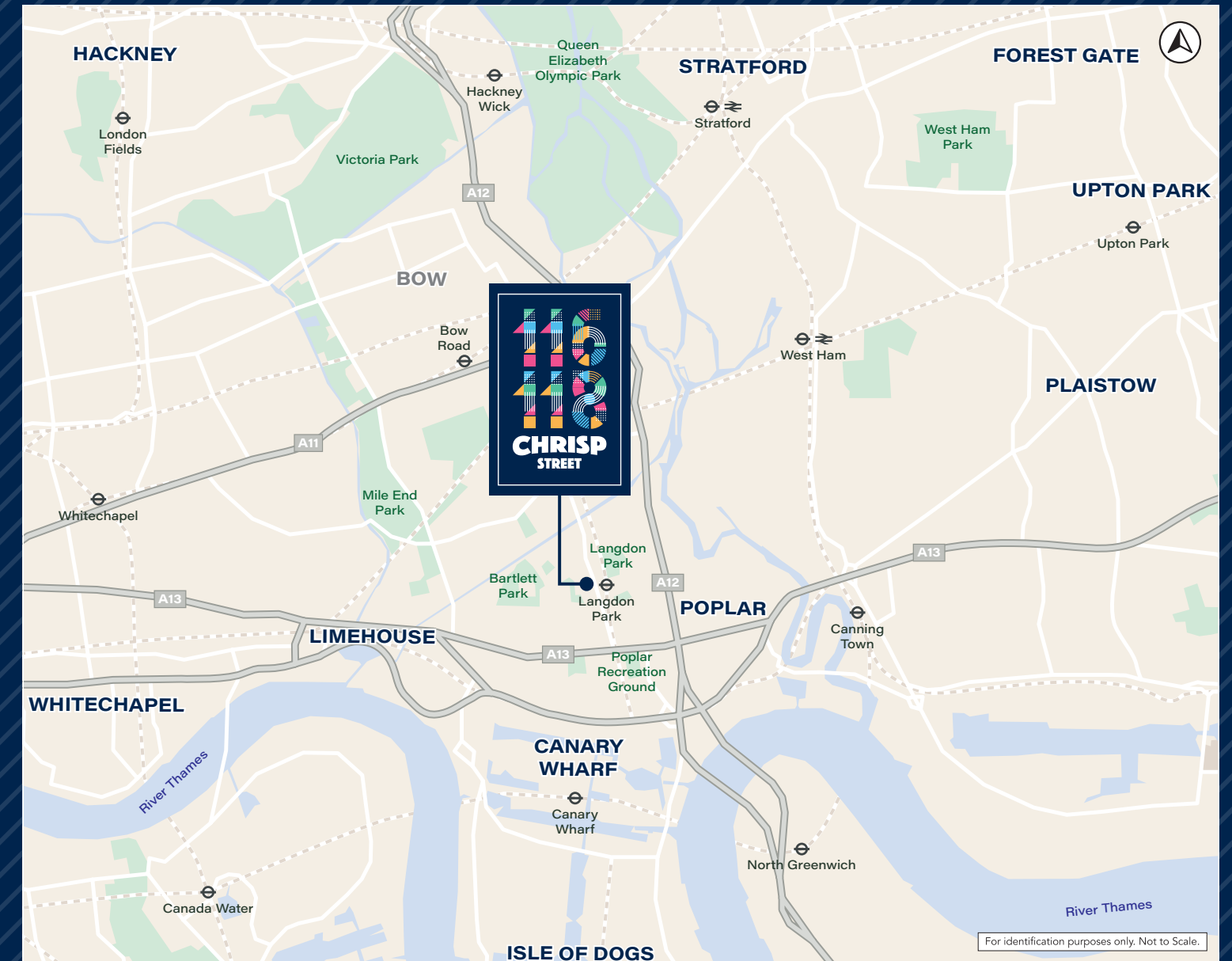
Positioned within the London Borough of Tower Hamlets, the site sits between the evolving locations of Bow, Poplar and Aberfeldy Village, with the more established Canary Wharf district to the south.

The Limehouse Cut sits to the north of the site, with Crisp Street joining the East India Dock Road to the south. A recent influx of other developments in close proximity to the site has increased the number of new businesses, restaurants and shops, thereby improving the atmosphere and neighbourhood-feel of the site's locality.

Nearby green spaces include Bartlett and Langdon Park. With its selection of excellent schools and educational programmes, the area offers an ideal location for young family's looking for a balanced urban, yet family-friendly atmosphere. Similarly, with links to many of London's world-class universities, the area is very popular with students and benefits from new campuses which have opened, or are opening, in the area.



View to Canary Wharf, to the south



For identification purposes only. Not to Scale.



Market Way Shopping Parade



Crisp Street Market (located almost opposite)

SITE SURROUNDINGS

Chrisp Street market, Britain's first purpose-built pedestrian shopping area will, once finished, sit opposite the site. The thriving town centre will offer a diverse range of retail and dining experiences, and an artisanal mix of cultures and cuisine.

The existing market is the subject of a full regeneration plan, erecting 19 new blocks to create 643 new homes. Refurbishment of the retained Festival of Britain buildings will create a new cinema, community hub and other office, retail, and café spaces. The public realm works will include a children's play area, landscaping works and new bicycle provisions, including parking.

London Borough of Tower Hamlet's Core Strategy contains a specific section on Poplar and Chrisp Street's

role, prioritising the regeneration of the existing centre based in and around Chrisp Street into a vibrant, thriving, and multi-purpose town centre, with a mix of uses including evening and night-time use as well as a market.

This will enhance the local neighbourhood by increasing the levels of economic activity in the area, improving access and thereby making Chrisp Street a more prosperous place.



CGI of proposed Chrisp Street Market



CGI of proposed Chrisp Street Market

TRANSPORT AND CONNECTIVITY

Sitting in Zone 2 of London's transport network, the site is serviced by excellent transport links to Central London and Canary Wharf via a variety of public transport modes.

The site is located less than one minute's walk from Langdon Park DLR station, and as such Stratford and Canary Wharf stations can be reached in less than ten minutes. These subsequently offer high-speed services via both the Elizabeth Line and London Underground, with direct access to Bank, Tottenham Court Road, Bond Street and Heathrow to the west, and Abbey Wood and Shenfield to the east.

Stratford also provides Stansted Express services (via Tottenham Hale), and National Rail services to the East of England. National Express services from Bow Church regularly connect Bow and Stansted Airport in under an hour. London City Airport can also be reached within 30 minutes, via the DLR.

Local bus services provide frequent and reliable transport to key destinations across London, with the night bus services ensuring residents can enjoy London's vibrant nightlife too.



Langdon Park DLR Station



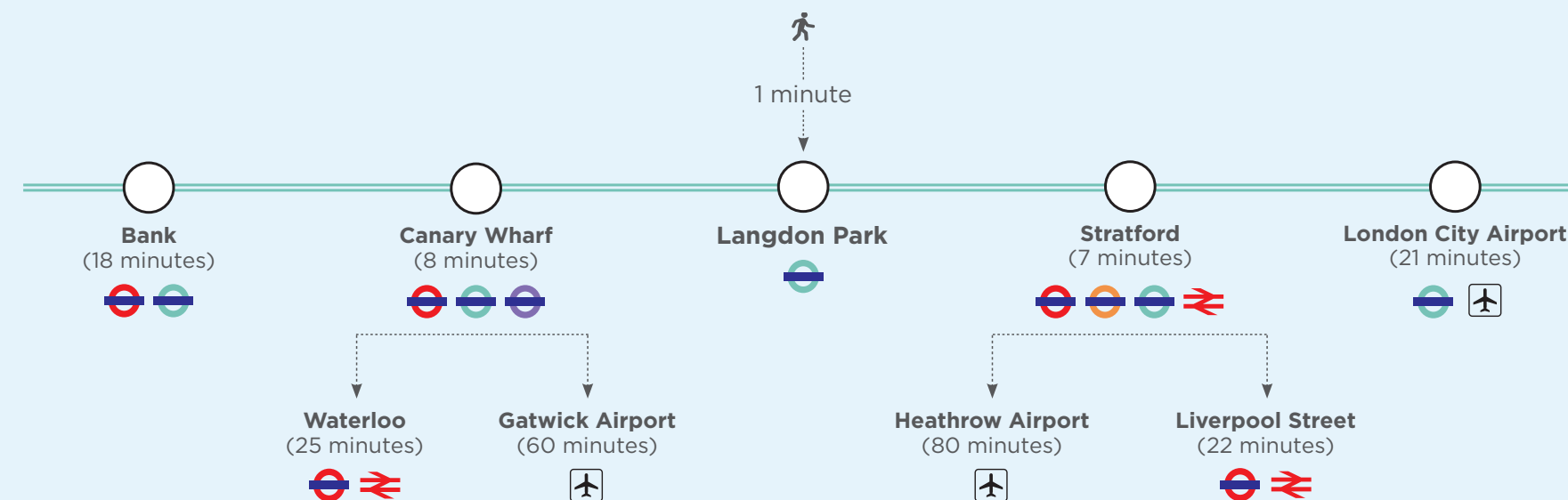
London City Airport



Langdon Park DLR Station



Canary Wharf Station



Routes and times are indicative.

PLANNING & PROPOSED SCHEME

PLANNING

The site benefits from an implemented planning permission for 53 units in a mixed-use development comprising a part-5, part-10 and part-12 storey block, with ground floor commercial space and associated cycle facilities. The permission was granted on 20/08/2021 (Ref: PA/14/02928/A1), with a certificate of lawfulness granted on 22/11/2021 (Ref: PA/21/02135/NC), which confirmed implementation.

The required CIL & S106 payments (totalling £535,928 and £23,586 respectively) have already been paid to the Local Authority in full.

PROPOSED SCHEME

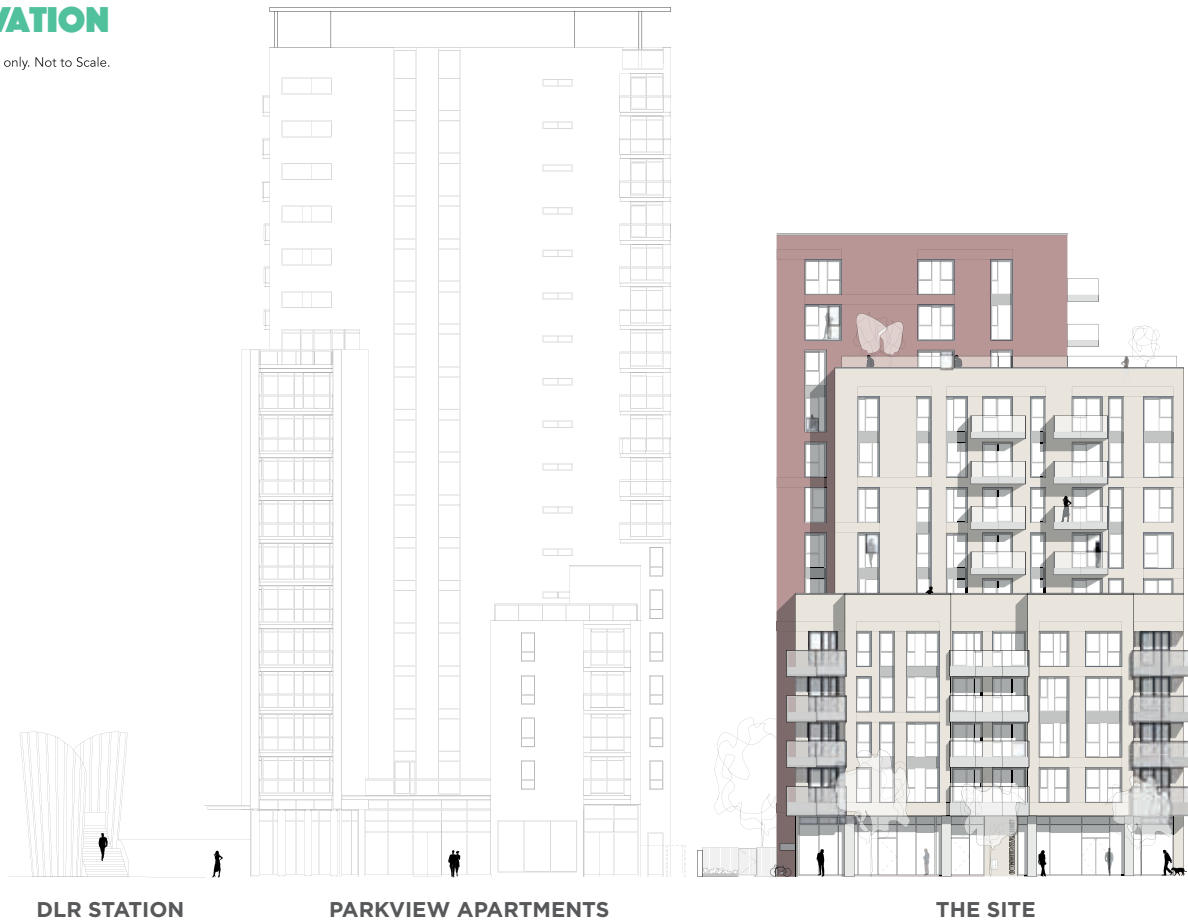
The commercial space extends to 969 sq ft GIA across one unit on the ground floor (flexible Use Classes A1/A2/A3/A4). Of the 53 residential units, 10 are to be delivered as affordable rented housing, 5 as shared ownership, and the remaining 38 as private units. All units have access to a private balcony.

The scheme provides 2,260 sq ft of communal amenity, comprising ground floor communal and child play space, as well as a 10th floor terrace. The ground floor includes space for 88 bicycles.

The current scheme incorporates a single stair core, so it will require re-designing to include a second stair core. This presents an opportunity to revise the scheme, offering the chance to alter the density on-site and provide for a more market facing scheme.

WEST ELEVATION

For identification purposes only. Not to Scale.



FLOORPLAN SHOWING THE THIRD-FLOOR ARRANGEMENT



For identification purposes only. Not to Scale.

TENURE	UNITS	% MIX
Affordable	10	19%
Shared Ownership	5	9%
Private	38	72%
Total	53	100%

Unit Type	UNIT BREAKDOWN			UNIT NSA SQ FT		
	Units	NSA sq ft	% Mix	Average	Min	Max
1B2P	23	12,378	43%	538	538	538
2B3P	6	4,650	11%	775	775	775
2B4P	15	11,883	28%	792	775	818
3B5P	7	7,136	13%	1,019	958	1,066
4B6P	2	2,799	4%	1,399	1,399	1,399
Total Residential	53	38,847	100%	733	-	-
Total Commercial (GIA)	1	969	-	-	-	-

FURTHER INFORMATION

TENURE

The property is held freehold under title numbers NGL222225 and EGL213365. Copies of the Land Registry documents can be found in the data room.

METHOD OF SALE

Preferred offers are requested for the freehold interest, on an unconditional basis.

Note: Knight Frank have also brought to the market "Anchor Wharf", E3 3QR, which the vendor owns. They would consider a joint purchase with this site that could potentially add benefits in terms of affordable housing provision or decant options.

LOCAL AUTHORITY

London Borough of Tower Hamlets.

INSPECTION

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The site is elected for VAT.

OTHER INFORMATION

Please see the dedicated website for the following information:

- Bidding Guidelines
- Floor Plans and Accommodation Schedule
- Planning Documentation
- Site Plan
- Title Documentation

DATA ROOM

Please visit:
www.116-chrisp-street.com



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