



# 13-15 The Green

Southall, UB2 4AH

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LIVING

# A unique development opportunity to create 95 apartments with further development potential

- ▶ The site extends to 0.2 acres (0.084 hectares) and is located on a prominent corner position
- ▶ The existing building extends to approx. 522 sqm (5,619sqft) and comprises a two-storey office building (stripped out and de-rated) with hardstanding to the rear
- ▶ A resolution to grant planning permission is in place to create 95 x brand-new dual-aspect apartments
- ▶ Total proposed NSA is 6,100 sqm (65,660 sqft)
- ▶ The property is being sold with vacant possession upon legal completion



Artists Impression of the proposed scheme



Artists impression of the proposed scheme

## Description

The site is located on a prominent corner position and comprises a two-storey office building with commercial offices.

The proposal is to replace the existing office building with a part 14 storey, part 19 storey and part 23 storey residential building comprising 95 dual- aspect apartments, with private amenity space and external community space.

The total NSA of the proposed development extends to approximately 6,100 sqm (65,660 sqft).

The site is in an excellent location with Southall Station and the town centre only a short walk from the site.

**Offers are invited for the freehold interest in the property with a guide price of £3,250,000, subject to contract.**



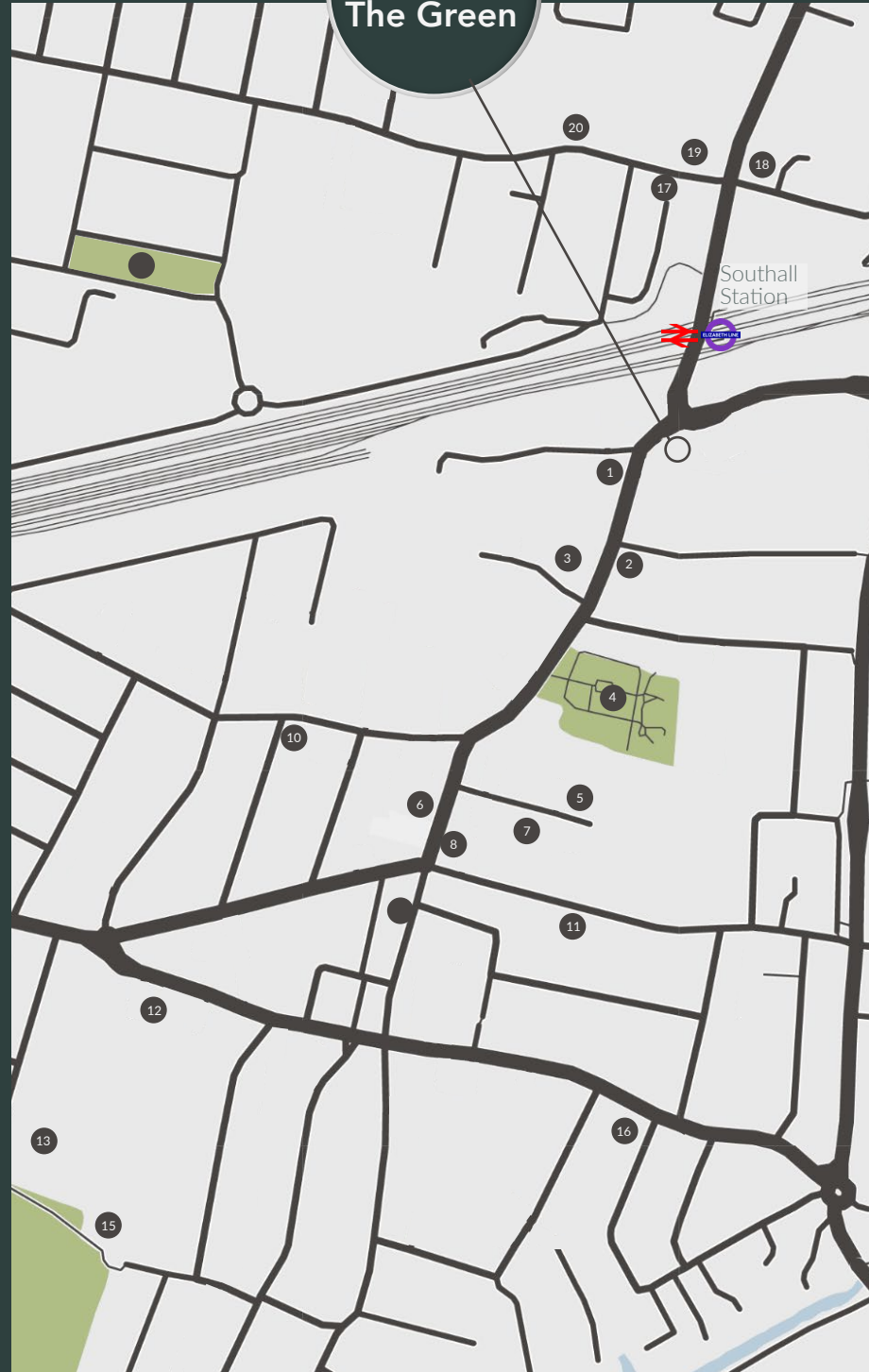
# Location

Southall is a large suburban town in West London, part of the London Borough of Ealing. It is situated 10.7 miles (17.2 km) west of Charing Cross.

The property is well positioned with easy access to all local amenities on South Road and The Broadway to the north - a vibrant high street lined with shops, restaurants and markets.

Southall is well-connected with excellent transport links. Southall Station is only a minutes walk from the site and provides an 18-minute journey into London Paddington.

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## Key Locations:

1. The Gym Group London Southall
2. Mehfil Restaurant & Banqueting
3. At. Anselm's Church
4. Manor House Grounds
5. St Anselm's Catholic Primary School
6. King Street Post Office
7. St John's Church, Southall
8. Apna Pind Restaurant
9. Tesco Express
10. Puri Pharmacy
11. Gurdwari Sri Guru Singh Sabha Southall (Sikh Temple)
12. FHS Featherstone High School
13. Featherstone Sports Centre
14. Southall Recreation Ground
15. Greenfields Nursery School and Childrens Centre
16. Welcome Practice
17. Manjaros Southall Restaurant
18. Saravanaa Bhavam Southall Restaurant
19. Amigos Burgers & Stakehouse-Southall
20. Southall Community College

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The Gym Group

Gurdwara Sri Guru Singh Sabha Southall

Southall Station

Spring Buds Day Nursery

Southall Park

Bughara London



# CGI of the Proposed Development

MERRICK ROAD

TRS APARTM

# Planning

## 95-Unit Scheme

A planning application (Ref: 216215FUL - Ealing Council) received a resolution to grant at the Planning Committee in July 2022. The proposal is to demolish the existing building and the construction of a part 23 storey, part 19 storey and part 14 storey building to provide 95 dual-aspect apartments.

A further planning amendment was submitted to provide a second staircase, which received a resolution to grant at planning committee on the 1st November 2023 (Ref 216215FUL).

## Co-living

A feasibility scheme has been drawn approximating 250 units plus amenity and communal space.

There is an opportunity for an incoming purchaser to submit a new planning application for a co-living scheme, subject to obtaining all necessary consents.



Creation of 95 apartments



Two staircores are proposed and three passenger lifts



Proposed unit mix of 37 x 1-bed and 58 x 2-bed including 10 wheelchair access units



Improvements to the existing public realm



Mix of private and communal amenity space



33 affordable housing units are included (10 x Affordable Rent and 23 Shared Ownership)

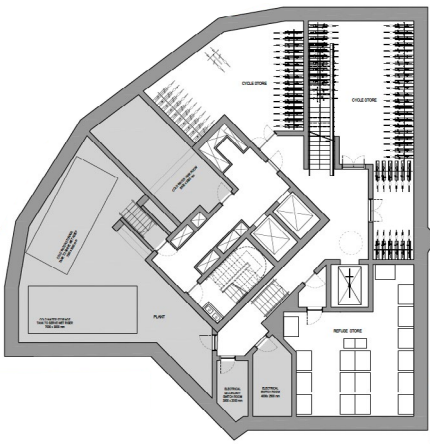
## Proposed Accommodation Schedule

Unit Type	No. Units	Units %	Total NSA (Sqm)	Total NSA (Sqft)
1B2P	37	39	2,045	22,012
2B3P	7	7	450	4,844
2B4P	51	51	3,605	38,804
<b>Total</b>	<b>95</b>	<b>100</b>	<b>6,100</b>	<b>65,660</b>

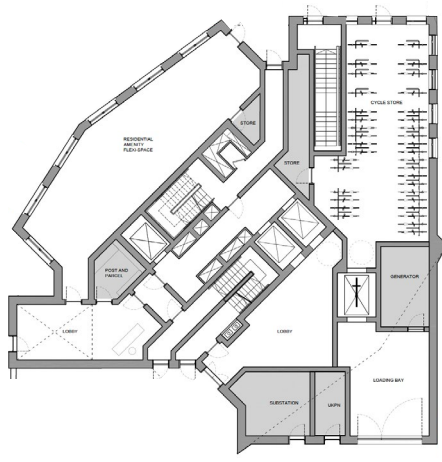
## CIL & Section 106 Contributions

Contribution	Amount
CIL	£444,619
Section 106	£867,630
<b>Total</b>	<b>£1,312,249</b>

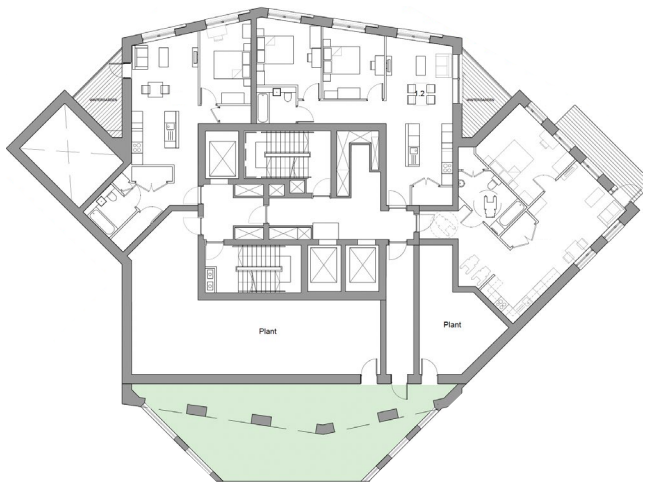
# Proposed Floor Plans



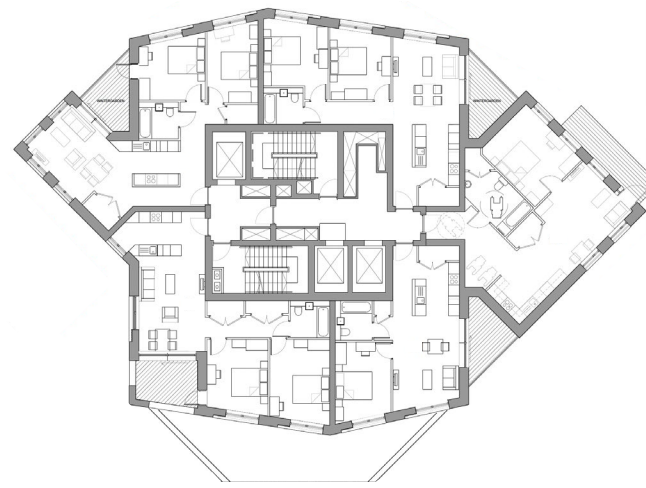
Floor -1



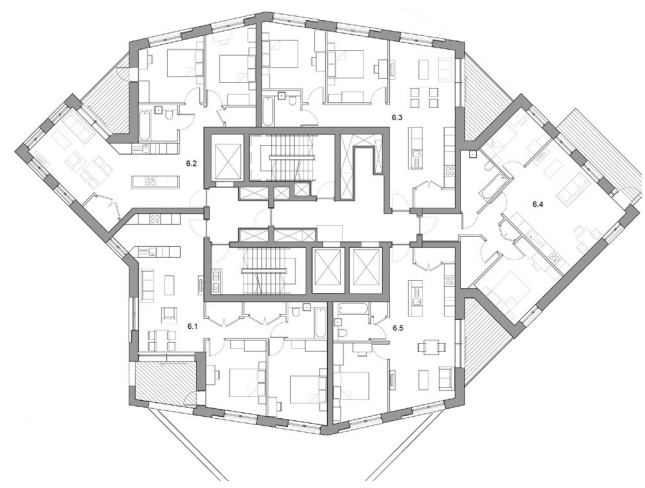
Floor 0



Floor 1



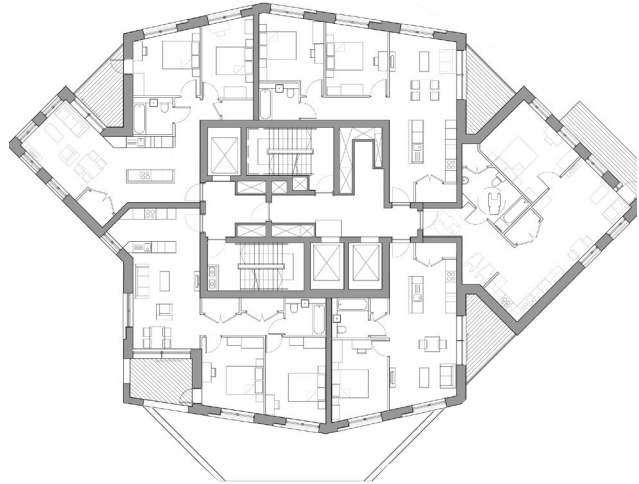
Floor 2 - 5



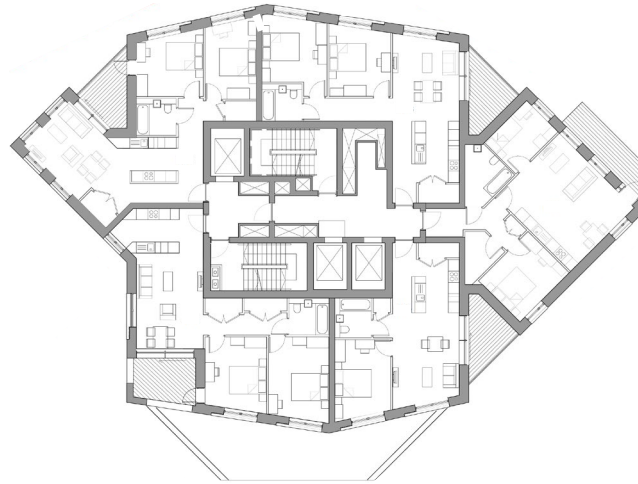
Floor 6 - 7



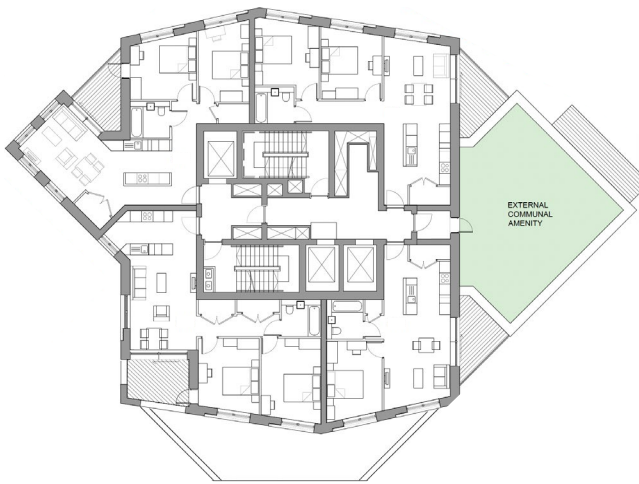
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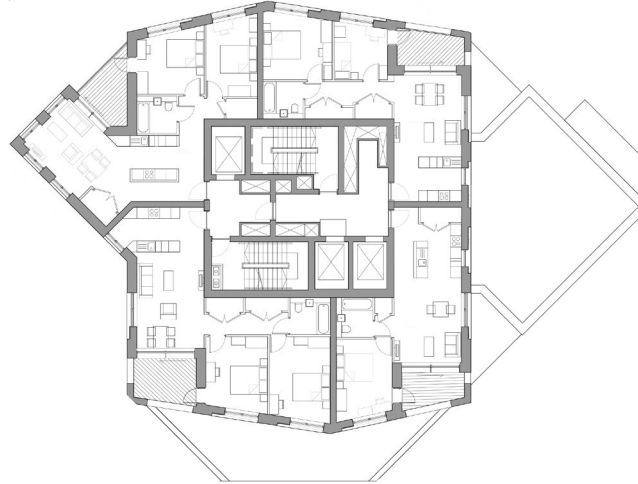
Floor 8 - 12



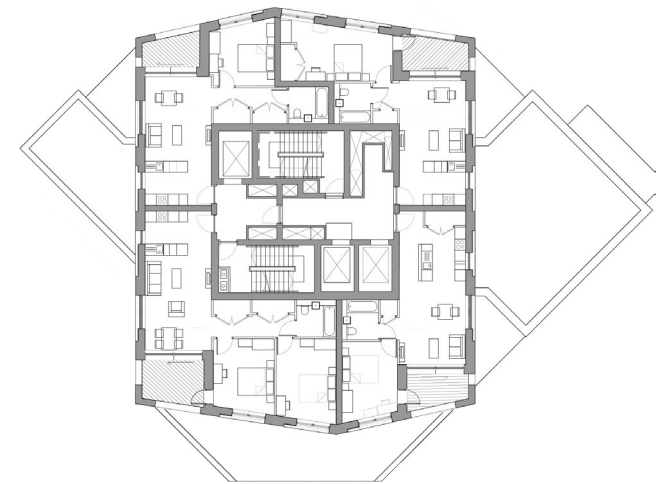
Floor 13



Floor 14



Floor 15 - 18



Floor 19 - 21



**CGI of the Proposed Development**

## 13-15 The Green

# Proposal

The freehold property is for sale, by way of informal tender at a Guide Price of £3,250,000, subject to contract.

# VAT

The property is not elected for VAT.

# Data Room

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

[www.glpj.co.uk/thegreenUB2](http://www.glpj.co.uk/thegreenUB2)

# Debt Advisory

GL Capital advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower-to-lender partnerships.

To learn more, please get in touch with a member of the GL Capital team on +44 (020) 3336 7377 / [capital@glpj.co.uk](mailto:capital@glpj.co.uk).



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**Marketing particulars produced by GLPG.**