



EXISTING

**124A ST STEPHENS AVENUE**

SHEPHERDS BUSH, LONDON W12 8JD

**GLPG**  
SOLE AGENT



## EXECUTIVE SUMMARY

- **Freehold land for sale** benefitting from **detailed planning consent** to create 2 x duplex 1-bedroom apartments
- Located seconds from Shepherds Bush Underground Station
- **Proposed NIA approx. 1,392 sq. ft. / 129.3 sq. m.**
- The existing property comprises vacant land with a site area of approx. 0.02 acres / 699 sq. ft. / 64.93 sq. m.
- Planning conditions have been discharged
- It is our understanding that there are **CIL liabilities of approx. £21,000** - we strongly encourage interested parties to carry out



EXISTING



## LOCATION

Shepherds Bush is a highly sought after location in West London, surrounded by an abundance of local amenities including Westfield Shopping Centre & an underground station just 0.3 miles from the site.

The area continues to attract investors, developers and end-users due to its wide array of local amenities, renowned local schools and a short journey time into Central London.



**SHEPHERDS BUSH GREEN**



**SHEPHERDS BUSH MARKET**



**IMPERIAL COLLEGE TOWER**

## KEY DISTANCES

- Shepherds Bush Market Station - 0.3 Miles
- Westfield Shopping Centre - 0.4 miles
- O2 Shepherds Bush Empire - 0.4 Miles
- BBC Television Centre - 0.6 Miles
- Imperial College London White City Campus - 1 Mile
- Shepherds Bush Green - 1 Mile



**WESTFIELD SHOPPING CENTRE**



**REGENERATION OF FORMER BBC**

DESCRIPTION

Freehold and vacant land benefitting from detailed planning consent to create a brand-new boutique development comprising two one-bedroom duplex apartments.

The site area is approx. 0.02 acres / 699 sq. ft. / 64.93 sq. m.

Shepherds Bush Market Station is just 0.3 miles from the site in addition to an abundance of local amenities, including restaurants, shop, supermarkets and schools.

Westfield Shopping Centre is located 0.4 miles from the site.

The seller has discharged the planning conditions, where aside from making legal payments such as CIL, construction could commence imminently, subject to ensuring all obligations have been met.

Offers invited for the freehold interest in the land in excess of £550,000, subject to contract.

Unit	Beds	Floor	NIA Sq. Ft.	NIA Sq. M.
DETAILED PLANNING CONSENT - HAMMERSMITH & FULHAM (PLANNING REFERENCE: 2017/01176/FUL)				
1	1	LG & GF	675	62.69
2	1	FF & SF	717	66.61
Total			1,392	129.3

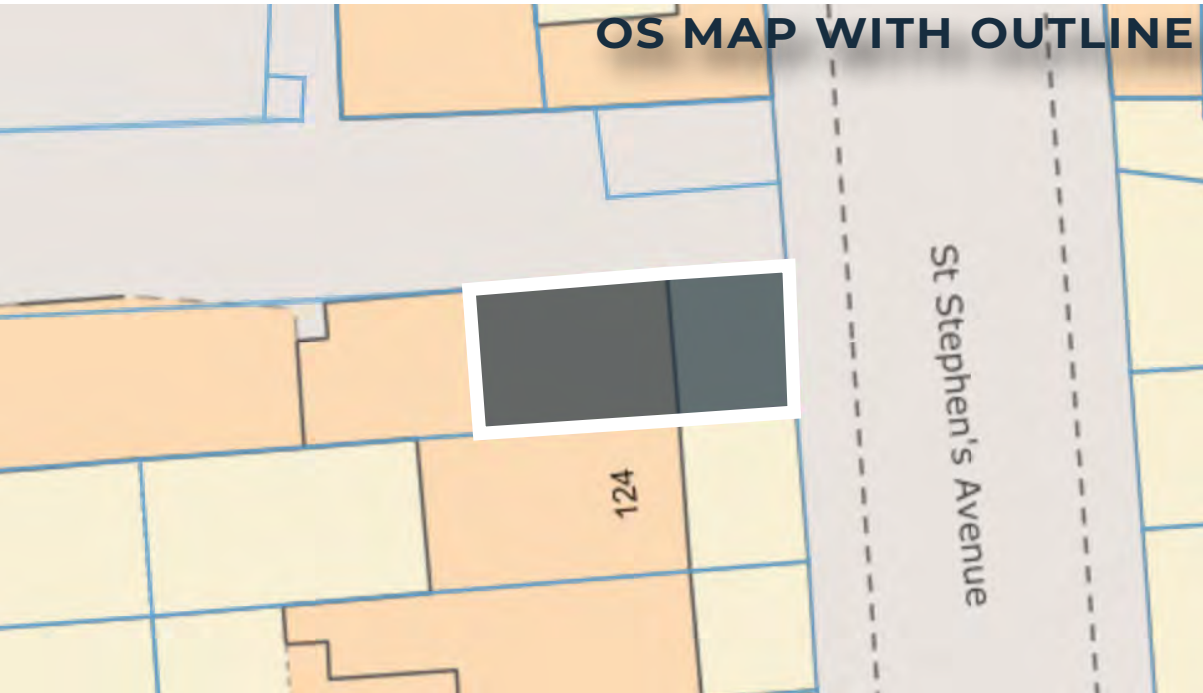
DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **STSTEPHENS2020** (upper case)

The data room contains the following set of documents:

- 1. Full set of approved plans & documents
- 2. Title Register & Plan
- 3. Decision Notice

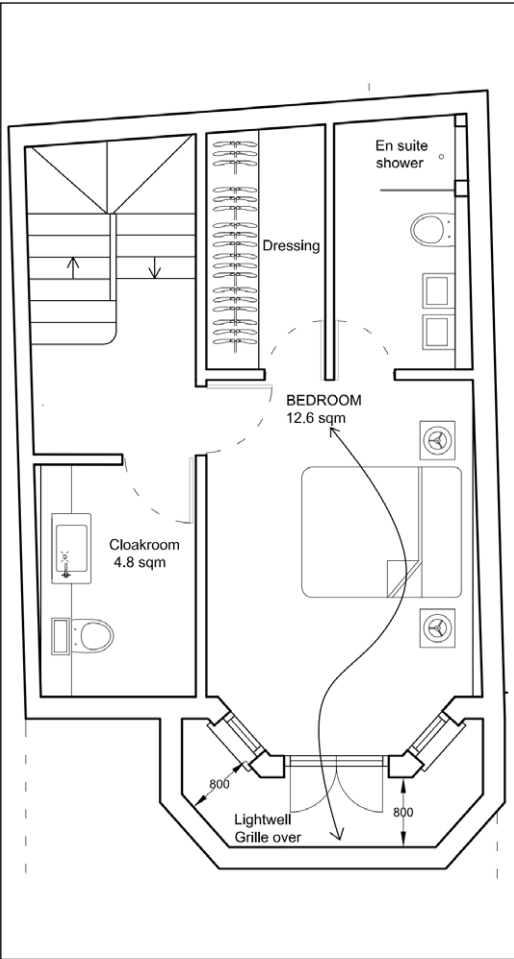
Please note, the data room is being regularly updated.



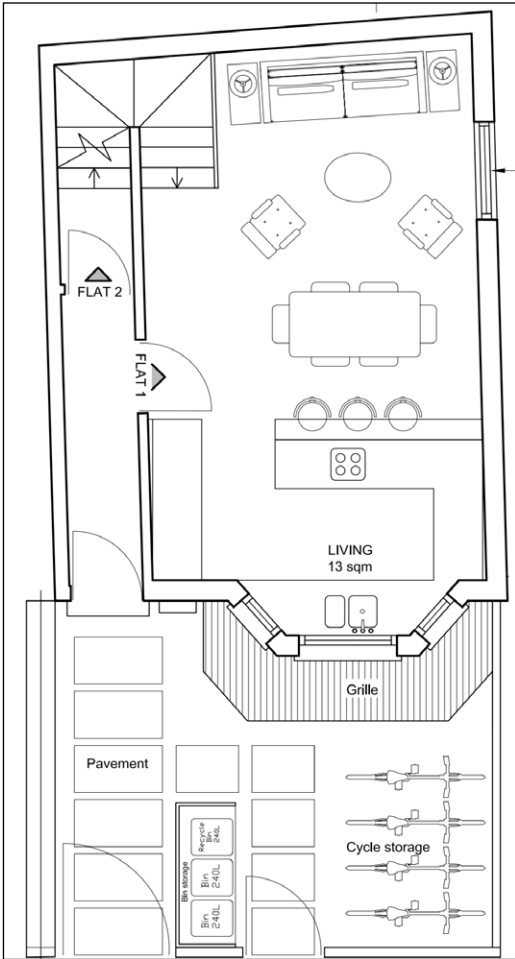


# PROPOSED PLANS

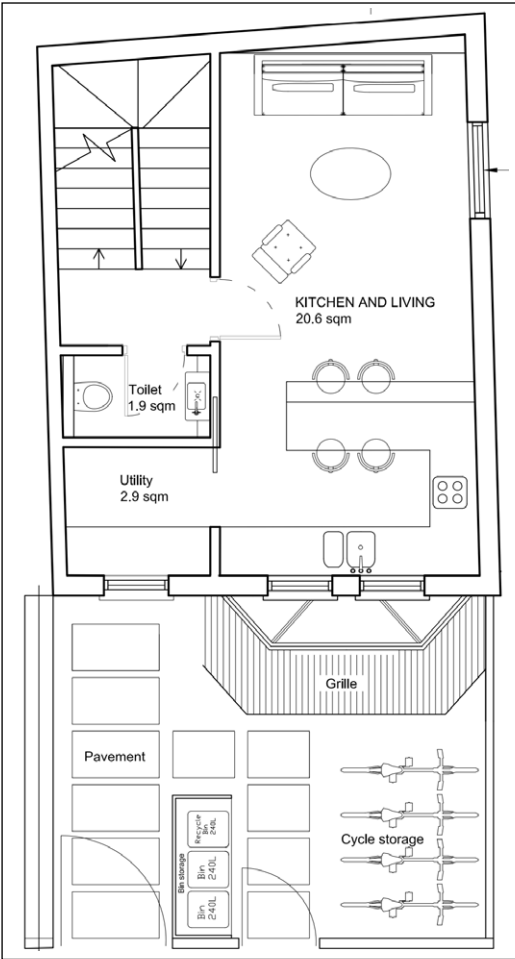
LOWER-GROUND



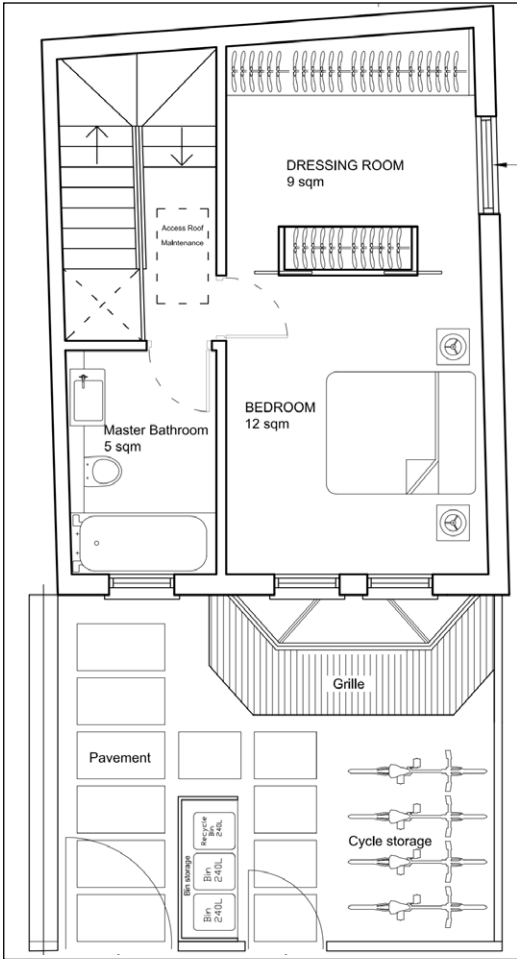
GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR



## PRICE

Offers invited in excess of £550,000, subject to contract

## CIL

It is our understanding that there are CIL liabilities of approx. £21,000 - we strongly encourage interested parties to carry out their own due diligence to confirm this

## VAT

The property is not elected for VAT

## DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **STSTEPHENS2020** (upper case)

## DEBT ADVISORY

GLPG's Debt Advisory Team 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.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / [nick.swerner@glpg.co.uk](mailto:nick.swerner@glpg.co.uk).

## CONTACT

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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.

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