

3-29 CAROLINE STREET, LIMEHOUSE, LONDON E1 0JG



**RESIDENTIAL DEVELOPMENT OPPORTUNITY
FOR 53 PRIVATE APARTMENTS**

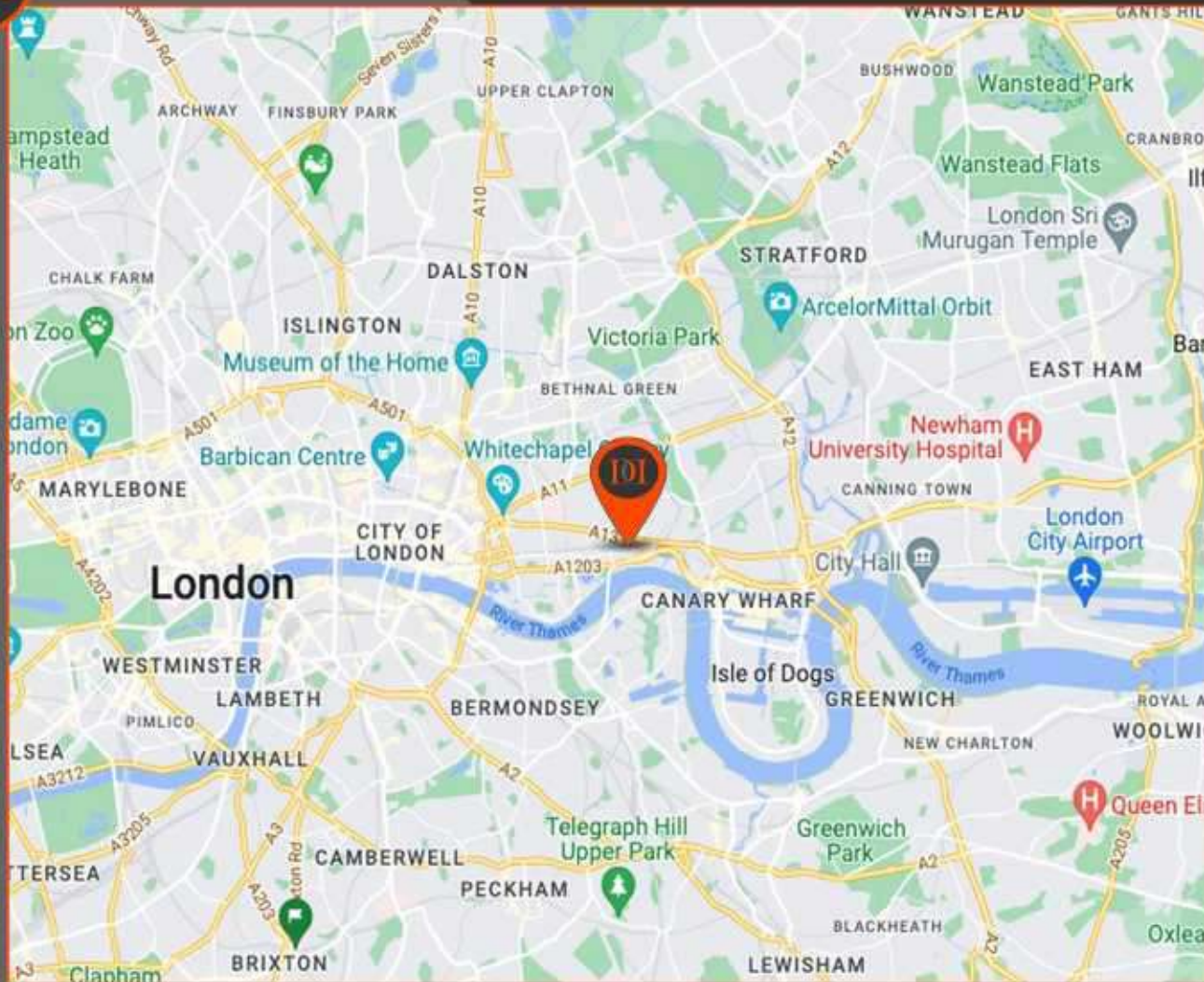




EXECUTIVE SUMMARY

- ❖ A residential development opportunity with planning permission implemented to create 53 private apartments.
- ❖ The site is located on Caroline Street, within the London Borough of Tower Hamlets and is approximately 5 minutes' walk from Limehouse railway station.
- ❖ The site is set within grounds extending to approximately 0.26 acres.
- ❖ Two separate planning applications have been granted on site for the demolition of the existing buildings and erection of a part 5/6 storey and 9 storey building, providing a total of 53 private apartments.
- ❖ Both planning permissions have been implemented and are therefore extant.
- ❖ The proposed scheme will comprise 53 private apartments (6 x studio, 25 x 1 bed, 16 x 2 bed & 6 x 3 beds), extending to a total area of approximately 35,397 sq ft NSA (47,825 sqft GIA).
- ❖ We have been informed that all S106 and CIL contributions have been paid in full, however we advise all potential purchasers to satisfy themselves around this point.
- ❖ The site is available freehold.
- ❖ **Offers in excess of £11,000,000**





LOCATION

- ❖ The property is located on Caroline Street, in the London Borough of Tower Hamlets.
- ❖ The property is within a 5 minute walk from Limehouse railway station, providing direct services to Fenchurch Street in 5 minutes via the DLR & c2c services.
- ❖ London City Airport is approximately 15 minutes via DLR services from Limehouse Station, providing national and international connections.
- ❖ The property is moments from Limehouse Basin, a historic area which houses an eclectic mix of modern developments and historic buildings.
- ❖ The property also benefits from being close to other popular serving areas such as Canary Wharf, The City and the wider East London area.
- ❖ East London hosts a variety of trendy and bustling neighbourhoods including Brick Lane and Shoreditch, providing an array of vibrant bars and restaurants.
- ❖ There are a number of green spaces located in close proximity to the property including Stepney Green Park, Whitehouse Road Park and Mile End Park.



SURREY QUAYS

WESTMINSTER

CITY OF LONDON

THE SHARD

ROTHERHITHE

LONDON EYE

BOND STREET

3-29 CAROLINE STREET

CANARY WHARF

LIMEHOUSE BASIN





LIMEHOUSE BASIN

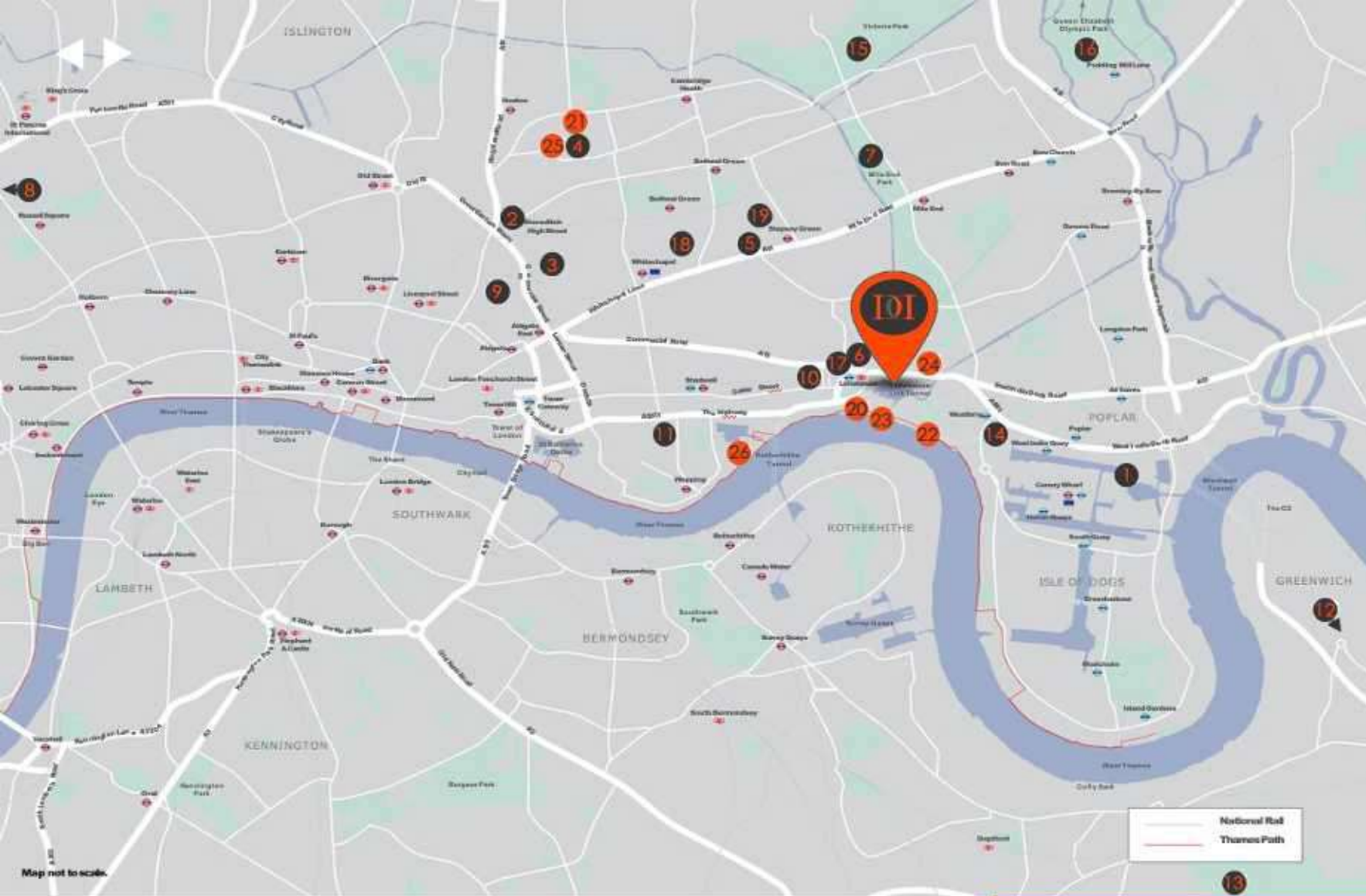
- ❖ Neatly nestled between the financial hubs of Canary Wharf and The City is where you will find Limehouse, a historic former dockland area which has been slowly regenerated over time.
- ❖ The area is home to some of East London's most popular venues such as the Half Moon Theatre, the renowned 'Troxy' Music Hall, Gordon Ramsay's 'The Narrow' restaurant as well as the other numerous bars and eateries found located around the marina.
- ❖ The iconic Grapes pub has been going strong since 1583 and is a historic London pub that's been serving Limehouse locals for almost 500 years. Set in a Grade II listed public.
- ❖ Just one mile away, Stepney City Farm is a 3-acre working farm allowing you a taste of rural life showing the range of amenities the area has to offer.



ENJOY THE EAST LONDON EXPERIENCE



Whichever direction you choose to explore, your East London experience will be rich in every way.



PLACES OF INTEREST

1. Billingsgate Fish Market
2. Box Park
3. Brick Lane Market
4. Columbia Road Flower Market
5. Genesis Cinema
6. Half Moon People's Theatre
7. Mile End Park
8. Regent's Park
9. Spitalfields Market
10. Troxy
11. Tobacco Dock
12. Millennium Leisure Park
13. Greenwich Park
14. Museum of London Docklands
15. Victoria Park
16. Queen Elizabeth Olympic Park
17. Sainsbury's Local
18. Sainsbury's
19. ASDA

FOOD & DRINKS

20. LAFiga
21. Nelson's Head
22. The Grapes
23. The Narrow
24. The Indiana
25. Cake Hole Café
26. Wapping Food

Eat, Shop, Live.



CONNECTIVITY

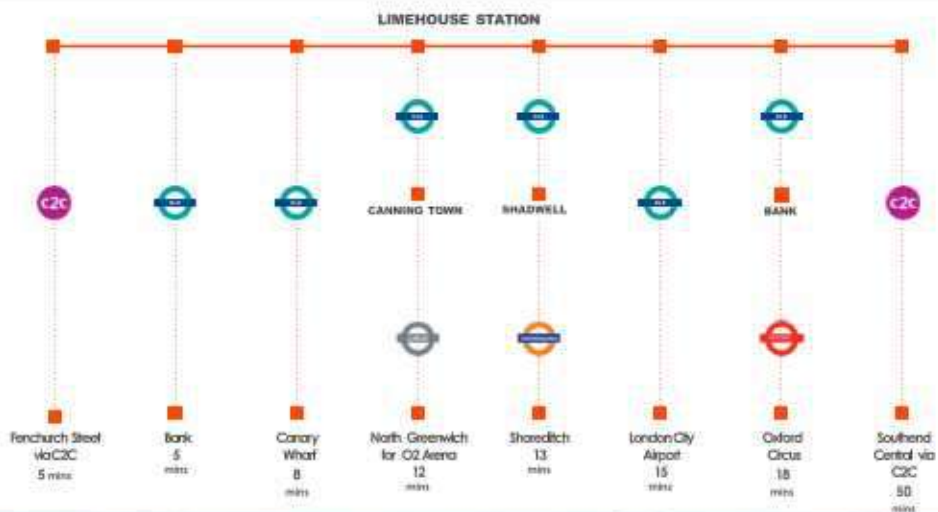
Everything you need to enjoy the best that East London has to offer.

TRAVEL BY DOCKLANDS LIGHT RAILWAY AND LONDON UNDERGROUND

The quality of your commute plays a key part in deciding where you'd like to live in London.

Limehouse station, on the Docklands Light Railway (DLR) and C2C networks, in Zone Two, is just 5 minutes' walk from Caroline Street.

From there, you can be anywhere you want or need to be in London in minutes.



CYCLING OR WALKING LIMEHOUSE CUT CANAL

For a pleasant, safe cycle ride or walk of three miles, follow Limehouse Cut from Limehouse Basin along the Lea Valley Walk through Bow Common and Bromley and Bow.

You'll see plenty of wildlife, including coots, swans, ducks and cormorants by the canal.

If you'd like to keep going when the cycle route ends, continue along the River Lea Navigation to Olympic Park where you can explore more footpaths and cycling trails.

At Olympic Park, you could follow the Hertford Union Canal to Victoria Park if you still have plenty of energy.



WALKING AND CYCLING

Caroline Street is well placed for access to the River Thames or Regent's Canal, enabling you to explore London on foot or by bicycle.

CAROLINE STREET

		
VICTORIA PARK	42 MINS	14 MINS
LONDON CITY VIA COMMERCIAL ROAD	44 MINS	15 MINS
OLYMPIC PARK	THE 2 MINS	16 MINS
GREENWICH PARK	THE 10 MINS	28 MINS

Travel times taken from Caroline Street and distances, walking/cycling times are taken from Google Maps and are approximate only.



Retention of façade at 9-19
Caroline Street

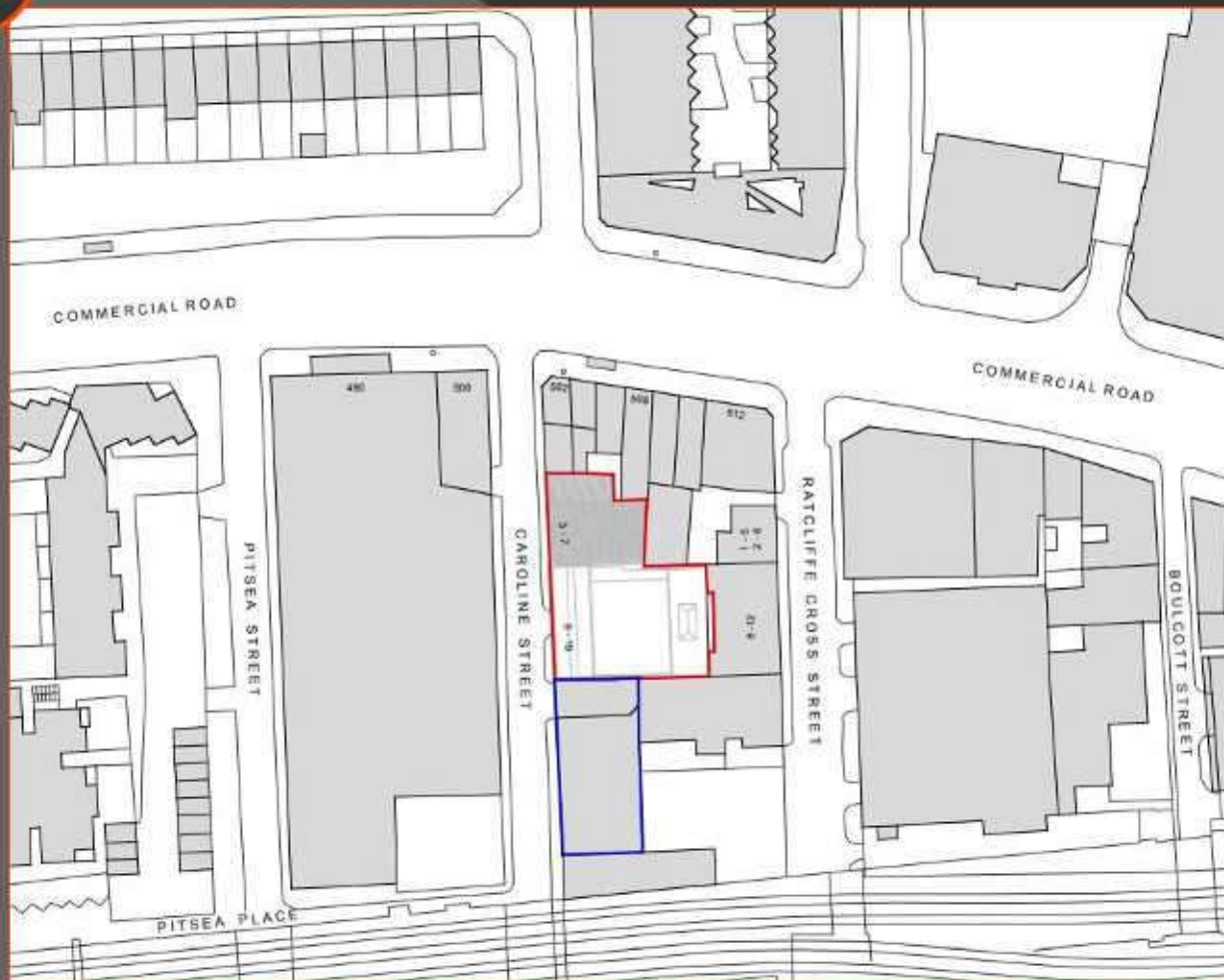


Part erection of steel frames currently on site

EXISTING SITE

- ❖ The site is set within grounds extending to approximately 0.26 acres.
- ❖ The site is made up of two separate addresses:
 - ❖ i) 3-19 Caroline Street – some ground works and steel frame commenced
 - ❖ ii) 27-29 Caroline Street – some ground works and steel frames commenced
- ❖ The site previously comprised a number of 2 and 3 storey warehouse buildings, used as storage. All of the existing buildings on site have subsequently been demolished, other than the retained façade at 9-19 Caroline Street.
- ❖ Works are likely to re-commence on site in the coming weeks and subject to the timing of the sale, the purchase price will be adjusted accordingly to the works that have been finalised to date.





PLANNING

- ❖ **3-19 Caroline Street:** Demolition of 3-7 Caroline Street, and partial demolition of 9-19 Caroline Street (Behind Façade); the erection of a part 5, part 6 storey building containing 24 new residential units (Planning ref: PA/17/00254 & PA/20/00603).
- ❖ **27-29 Caroline Street:** Demolition of existing buildings at 27-29 and 33 Caroline Street and erection of two buildings up to 9 storeys in height to provide 57 residential units (Planning ref: PA/15/02164; PA/17/02219; PA/20/00155).
- ❖ 28 of the units located within 33 Caroline Street are not included within the sale as they have been developed and the site for sale benefits from the remaining 29 apartments at 27-29 Caroline Street within the above mentioned planning application.

PROPOSED SCHEME

- ❖ 3-19 Caroline Street (red boundary) will comprise 24 private apartments (14 x 1 bed, 6 x 2 bed & 4 x 3 beds) arranged across ground to fifth floors, extending to a total area of approximately 16,539 sqft NSA (20,712 sqft GIA).
- ❖ 27-29 Caroline (blue boundary) will comprise 29 private apartments (6 x studio, 11 x 1 bed, 10 x 2 bed & 2 x 3 beds) arranged across ground to eighth floors, extending to a total area of approximately 18,858 sqft NSA (27,113 sqft GIA).
- ❖ The proposed scheme will be a car free development.
- ❖ We have been informed that all S106 & CIL contributions have been paid in full, however we advise all potential purchasers to satisfy themselves around this point.



3-19 CAROLINE STREET - AREA SCHEDULE



Unit	Floor	Beds	NSA (Sqm)	NSA (Sqft)	Outside Space
R1	Ground	3 bed	98	1,055	Garden
R2	Ground	3 bed	97	1,044	Garden
R4	Ground	1 bed	49	528	Shared Garden
R3	First	1 bed	65	700	Garden
R5	First	1 bed	75	808	Garden
R6	First	1 bed	49	528	Balcony
R7	First	2 bed	72	776	Balcony
R10	First	1 bed	49	528	Balcony
R11	Second	1 bed	53	571	Shared Garden
R8	Second	3 bed	73	786	Balcony
R9	Second	1 bed	49	528	Balcony
R12	Second	2 bed	72	776	Balcony
R15	Second	1 bed	50	539	Balcony
R16	Second	1 bed	54	582	Shared Garden
R13	Third	3 bed	73	786	Balcony
R14	Third	1 bed	49	528	Shared Garden
R17	Third	2 bed	72	776	Balcony
R20	Third	2 bed	79	851	Balcony
R18	Fourth	1 bed	49	528	Balcony
R19	Fourth	1 bed	55	593	Balcony
R21	Fourth	2 bed	72	776	Balcony
R23	Fourth	2 bed	72	776	Balcony
R22	Fifth	1 bed	54	582	Balcony
R24	Fifth	1 bed	55	593	Balcony
			1,535	16,539	

27-29 CAROLINE STREET – AREA SCHEDULE



Unit	Floor	Beds	NSA (Sqm)	NSA (Sqft)
0.01	Ground	1 bed	66	710
0.02	Ground/ Mezzanine	1 bed	53	570
0.03	Ground/ Mezzanine	1 bed	54	581
0.04	Ground/ Mezzanine	1 bed	54	581
M.01	Mezzanine	1 bed	66	710
1.01	First	1 bed	62	667
1.02	First	2 bed	70	753
1.03	First	Studio	29	312
1.04	First	2 bed	68	732
2.01	Second	1 bed	62	667
2.02	Second	2 bed	70	753
2.03	Second	Studio	29	312
2.04	Second	2 bed	68	732
3.01	Third	1 bed	62	667
3.02	Third	2 bed	70	753
3.03	Third	Studio	29	312
3.04	Third	2 bed	68	732
4.01	Fourth	1 bed	62	667
4.02	Fourth	2 bed	70	753
4.03	Fourth	Studio	29	312
4.04	Fourth	2 bed	68	732
5.01	Fifth	1 bed	62	667
5.02	Fifth	2 bed	70	753
5.03	Fifth	Studio	29	312
6.01	Sixth	1 bed	62	667
6.02	Sixth	2 bed	70	753
6.03	Sixth	Studio	29	312
7.01	Seventh/Eighth	3 bed	103	1109
7.02	Seventh/Eighth	3 bed	118	1270
			1,752	18,858

TERMS

- ❖ **TENURE:** Freehold.
- ❖ **ASKING PRICE:** Offers in excess of £11,000,000.
- ❖ **METHOD OF SALE:** The property will be sold by way of private treaty.
- ❖ **ADDITIONAL INFORMATION:** Please contact DI Properties for further information.
- ❖ **VIEWINGS:** Viewings can be arranged strictly by appointment only via the administrators appointed sole agents DI Properties.
- ❖ **VAT STATUS:** Not elected.



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The logo for Moorfields, featuring the word 'moorfields' in a lowercase, sans-serif font. The 'oo' is stylized with two overlapping red circles.

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PROPERTIES