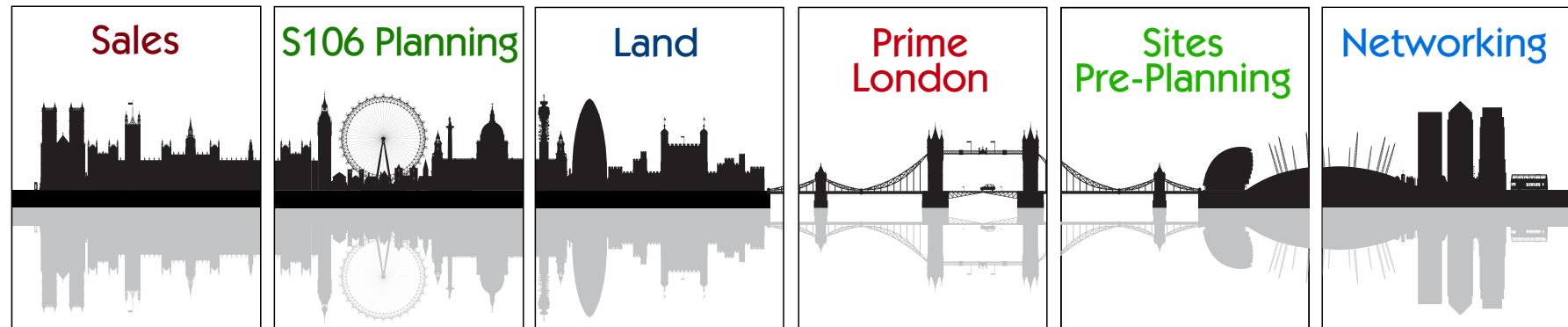


USER GUIDE



The MoliorLondon User Guide : designed to help you get the most out of our online data services.



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Residential • Development • Research

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London residential development...



- Covers all of Greater London – the 32 boroughs plus The City:
- From Hillingdon right across to Havering.
 - From the top of Enfield to the bottom of Croydon.

Sales information...

Starts & launches

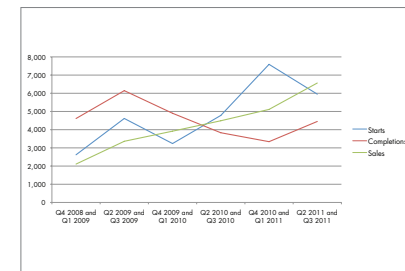
- Every new launch is covered – both in the UK and overseas.
- The success or otherwise of each project is tracked from construction start until the last unit is complete and sold.

Sales rates

- Some developers struggle to sell one unit per month; others are selling two units per week for sustained periods.
- Molior shows who is achieving what and where, with commentary on successful marketing strategies.

Price movements

- Pricing and price movements are recorded for every sizeable London scheme.



S106 planning information...

Applications & appeals

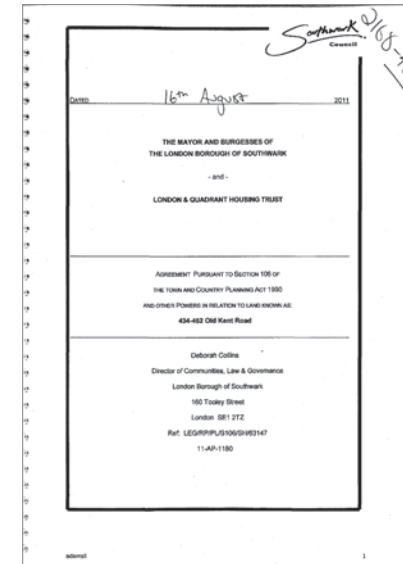
- Weekly notification of new planning applications, plus appeals lodged and decided.
- This includes maps / photographs, contact details for scheme owners and full planning details.

Planning decisions

- Weekly notification of committee and officer decisions.
- Developer intentions post-consent – who plans to build, who plans to wait?

S106 agreements

- Molior analyses all planning agreements for schemes of 50+ homes.
- Including tenure split, financial payments, payment flexibility and variable timing.



Land information...

Who owns what

- Owner contact details for all of London’s development sites.
- Simple as that!

Schedule of completed land deals

- What land is changing hands – maps, photographs and planning details.
- How much are developers paying – including copies of all title documents.

Funding

- Which banks are back in the game?
- Evidence of who is funding what and where; which developers are being backed.

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM AN LAND REGISTER SHOWING THE ENTIRE REGISTERED IN THE REGISTER ON 21 NOV 2011 AT 11:45:19. ANY PLEASE NOTE THAT THIS REGISTER VIEW IS BY NATURE IS A COPY IN THE SAME THAT AN OFFICIAL COPY WITHIN THE MEANING OF S.6 LAND REGISTRATION ACT 2002. UNLESS AN OFFICIAL COPY, IT MAY NOT BE USED AS EVIDENCE IN A COURT OR IN PROCEEDINGS IF HE SUFFERS A LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTER. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS HELD WITH BY LAND REGISTER, WALES OFFICE.

TITLE NUMBER: EGL34507

There is/are search(es) pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

TOWER HAMLETS

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The City Fringe Public House, 35 Westferry Road, London (E14 8B5).
- 2 The land listed blue on the filed plan is supposed to have the benefit of but is subject to the rights granted by a Deed dated 4 November 1982 made between: (1) The London Docklands Development Corporation and (2) The Port of London Authority.

NOTE: Copy filed under EGL412124.

- 3 (10.11.1997) The land listed pink and listed blue on the filed plan has the benefit of the rights granted by but is subject to the rights reserved by the transfer dated 4 November 1997 referred to in the Charges Register.

NOTE: The benefit of the right granted by clause 1 of the First Schedule to the Transfer dated 4 November 1997 is not apparent to the title under rule 254(2) of the Land Registration Rules 1925 as to the extent that it is granted over title number EGL34507 first registered with possessory title on 31 August 1984.- 4 (10.11.1997) The transfer dated 4 November 1997 referred to above contains provisions as to light on air and excluding the operation of rule 251 of the Land Registration Rules 1925 as therein mentioned.
- 5 (03.08.2006) The listed yellow on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- 6 (22.01.2009) The land edged blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- 7 (15.09.2011) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner, it contains any entries that affect the right of disposal.

Title absolute

- 1 (11.04.2008) PROPRIETOR: GLENKERRIE (UK) LIMITED (Co. Regn. No. 3423611) care of GRANT THORNTON UK LLP, 30 Finsbury Square, London EC2P 2TE and care of SIMONS & SIMONS LLP (reference 10N), CityPoint, One Ropemaker Street, London EC2Y 9PS.

1 of 3

Smaller schemes in prime London...

Across London our minimum size is 20 private sale units.

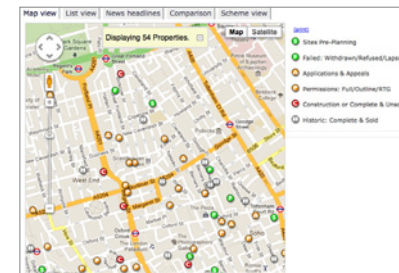
In prime areas, 'Sales', 'Planning' and 'Land' information is available for schemes smaller than 20 private sale units.

Schemes of 5+ private-sale homes are covered in:

- Kensington & Chelsea
- Westminster
- City of London
- Camden - EC1, NW1, W1, WC1, WC2
- Hackney - EC1, EC2
- Islington - EC1, EC2, WC1
- Lambeth - SE1, SE11
- Southwark - SE1, SE11

Schemes of 10+ private-sale homes are covered in:

- The northern postcodes in Camden, Islington and Hackney
- The southern postcodes in Lambeth and Southwark
- Hammersmith & Fulham
- Wandsworth



Sites pre-planning...

Everything you need to stay ahead in land buying ...

1,500 plots of land pre-planning

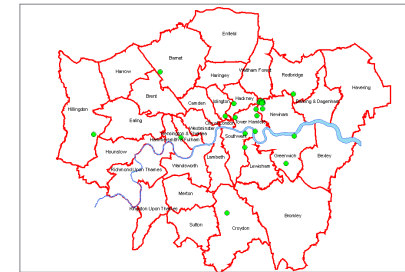
- Large enough to take 50+ homes
- Looks like planning would be possible
- Well located and worth trying to buy

Site details

- Photographs, site maps, distance to transport.
- Area measurements, estimates of buildable units

Owner details

- Owner telephone contact details – yes, we've tracked them all down.
- Copies of title documents for every scheme.



Networking...

Thirsty Thursday

- 200 developers and consultants get together for a few beers every two months.
- Sponsors pay for the early beers.

Land Buyers Directory

- London's top 125 land buyers tell you what they want to buy and where.
- Searchable, and includes contact details.

Informal Contacts

- We seem to know most people in the market place and there is nothing we like more than putting people together so that they can do business.
- The occasional favour is all part of the service.

Thirsty Thursday Skiing
In January 2012 Thirsty Thursday gets an additional outing ... in Morzine!



Yes, Thirsty Thursday is going skiing again:

- Skiers will be London residential developers, agents, planning consultants and investors.
- The goal is to get to know a bunch of useful people, ski and have fun.

The 2011 trip was a huge success and pretty much everyone who came has booked again for 2012.

The 2012 trip is timed to coincide with Chinese New Year allowing globetrotting agents to come as well.

Look up an address...

Type part of the address in here ... searches all address fields at once.

The screenshot shows the Molior Database interface. On the left, there are search filters for Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company. Below these are options for Units (Total, min, max), News (Most recent by scheme), and Min/Max Date (08/08/2011 to 08/11/2011). A 'Reset Search' link is also present. The main area features a map of London with a yellow box indicating 'Displaying 3 Properties.' and a legend on the right with icons for Sites Pre-Planning, Failed, Applications & Appeals, Permissions, Construction or Complete & Unsold, and Historic. At the bottom left, three search results are listed: 'Wembley Central - Phase 1', 'Central Square EC1', and 'Wembley Central - Phase 2'. A 'Map view' tab is selected at the top of the map area.

Shows the results on the map and as a list.

Understand the pipeline...

Tick one or more items in the drop down list.

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home + menu

Scheme:

Status: Applications & Appeals

Borough: Select All

Postcode: Failed: Withdrawn/Refused/Lapsed
 Applications & Appeals

Planning: Permissions: Full/Outline/RTG

Construction: Construction or Complete & Unsold

Marketing: Historic: Complete & Sold

2011 intentions: Any

Lender: Any

Company:

Units: Total min max

News: Most recent by scheme

Min Date: 08/08/2011 Max: 08/11/2011

Only show sites visible on map:

[Reset Search](#)

155 results.

- Land At Five Oaks Lane
- Salter Road - Fisher Athletic
- Land R/O 86-94 High Street
- Putney Place
- Adastral House
- 1230-1232 High Road
- Deptford Station, Carriage Ramp + Rose Apple Cent
- Rvchox House And Land Rear Of

Map view | List view | News headlines | Comparison | Scheme view

Displaying 155 Properties.

Map Satellite

Legend:

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

The categories are:

- Sites Pre-Planning
- Failed: Withdrawn/Refused/Lapsed
- Applications & Appeals
- Permissions: Full/Outline/RTG
- Construction or Complete & Unsold
- Historic: Complete & Sold

Look at a borough...

Tick one or more items in the drop down list

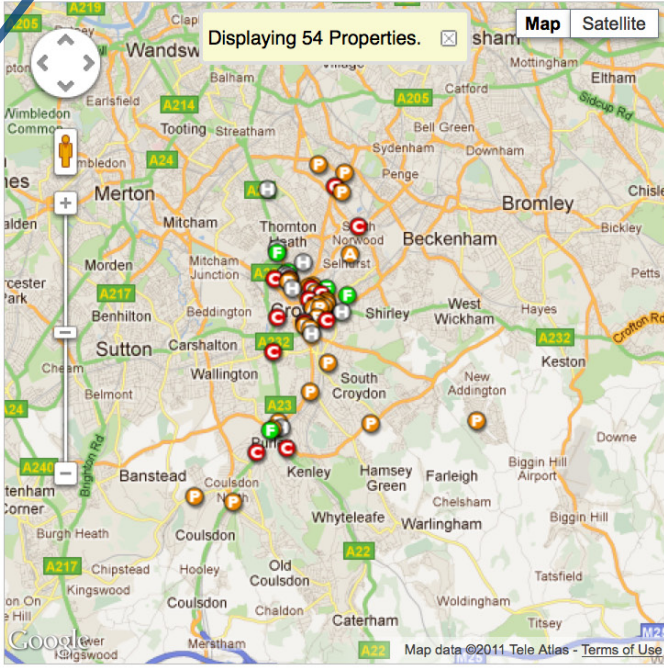
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Scheme:
Status: Any
Borough: Croydon
Postcode: Barnet
 Bexley
Planning: Brent
Construction: Bromley
Marketing: Camden
 City of London
2011 intentions: Croydon
Lender: Ealing
Company:
Units: Total min max
News: Most recent by scheme
Min Date: 09/08/2011 Max: 09/11/2011
Only show sites visible on map:
[Reset Search](#)

Map view | List view | News headlines | Comparison | Scheme view

Displaying 54 Properties.



[\(print\)](#)

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

54 results.

- Queens Gate / Kings Tower
- Bauhaus (Lennig House)
- Altitude 25
- Masters Garage Site
- Angel Court
- The Exchange
- Ruskin Square (East Croydon Gateway Site)
- Visage

Look at a postcode...

Tick one or more items in the drop down list

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Scheme:
Status: Any
Borough: Any
Postcode: BR1
Planning: BR1
Construction: BR2
Marketing: BR3
2011 intentions: BR4
Lender: BR5
Company: BR6
 BR7
 CR0

Units: Total min max
News: Most recent by scheme
Min Date: 09/08/2011 Max: 09/11/2011
Only show sites visible on map:

[Reset Search](#)

8 results.

- Phoenix Apartments (Ruxley Court)
- Constable House + Mews (Former Police Station)
- BR1 Central
- Sundridge Park
- Holy Trinity Convent School - 92 units
- Land At South Side Of Ringers Road
- Land Adjacent To Bromley College
- 25 Scotts Road

Map view | List view | News headlines | Comparison | Scheme view

Displaying 8 Properties. Map Satellite

- Sites Pre-Planning
- Failed: Withdrawn/Refused/Lapsed
- Applications & Appeals
- Permissions: Full/Outline/RTG
- Construction or Complete & Unsold
- Historic: Complete & Sold

Map data ©2011 Tele Atlas - Terms of Use

Geeky planning search...

Tick one or more items in the drop down list

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Scheme:

Status: Any

Borough: Any

Postcode: Any

Planning: **Appeal - Lodged**

Construction: Select All

Marketing: Pre Planning
 Scoping opinion

2011 intentions: Application

Lender: Withdrawn / No further action

Company: Refused <6m
 Refused >6m

Units: Refused <6m
 Appeal - Lodged

News: Most recent by scheme

Min Date: 09/08/2011 Max: 09/11/2011

Only show sites visible on map: [Reset Search](#)

7 results.

- Salter Road - Fisher Athletic
61-63, & R/O 59-79, Wanstead Park Road
- Springfield Hospital
75 High Street
- 35-51 Bedford Road
- Packington Estate - 3-6
- 25 Scotts Road

Map view | List view | News headlines | Comparison | Scheme view

Displaying 7 Properties.

Map Satellite

Legend:

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

The categories are:

- Pre-Planning
- Scoping opinion
- Application
- Withdrawn/No further action
- Refused <6m
- Refused >6m
- Appeal - Lodged
- Appeal - Dismissed/Withdrawn
- Called in by SoS
- Permission - Outline
- Permission - S106 not yet signed
- Permission - Full
- Permission - Lapsed

Geeky construction search...

Tick one or more items in the drop down list

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Map view | List view | News headlines | Comparison | Scheme view

Displaying 6 Properties.

Filters:

- Scheme:
- Status: Any
- Borough: Any
- Postcode: Any
- Planning: Any
- Construction: Under construction - Stalled Half Built Not yet inspected
- Marketing: Active existing use
- 2011 intentions: Existing use inactive
- Lender: Cleared
- Company: Under construction - Private C
- Units: Under construction - Stalled H Under construction Complete
- News: Complete
- Min Date: 09/08/2011 Max: 09/11/2011
- Only show sites visible on map:

[Reset Search](#)

6 results.

- 1 Commercial Street (Aldgate Station Site)
- Bradstowe House
- Tavern Quay 1 - Car Park Western Half
- Eagle House
- Iylo
- New South Quarter (Former British Gas Site)

Legend:

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

The categories are:

- Active existing use
- Existing use inactive
- Cleared
- Under construction - Private On Hold
- Under construction - Stalled Half Built
- Under construction
- Complete
- Superseded/Different use implemented

Geeky marketing search...

Tick one or more items in the drop down list

Scheme:

Status: Any

Borough: Any

Postcode: Any

Planning: Any

Construction: Any

Marketing: No Sale - Converted to Affordable

2011 intentions: Select All

Lender: Not Yet launched

Company: For Sale

Units: Some Sold - Marketing on Hold

All Sold

No Sale - Build-to-Let

News: No Sale - Converted to Affordable

N/A - Not Really 'Private' Unit

Min Date:

Only show sites visible on map:

[Reset Search](#)

Map view | List view | News headlines | Comparison | Scheme view

Displaying 76 Properties.

Map | Satellite

Map data ©2011 Google, Tele Atlas - Terms of Use

- (print)
- S Sites Pre-Planning
 - F Failed: Withdrawn/Refused/Lapsed
 - A Applications & Appeals
 - P Permissions: Full/Outline/RTG
 - C Construction or Complete & Unsold
 - H Historic: Complete & Sold

The categories are:

- Not Yet Launched
- For Sale
- Part Sold - Marketing on Hold
- All Sold
- No Sale - Build-to-Let
- No Sale - Converted to Affordable
- No Sale - Not Really 'Private' Units

76 results.

Vada
427-429 Harrow Road
744 Wick Lane
Masters Garage Site
Adj St Margarets Convent
Camberwell Art College
14-20 High Street
4-6 Sheep Lane

Landowners' intentions...

Tick one or more items in the drop down list

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Map view | List view | News headlines | Comparison | Scheme view

Displaying 15 Properties.

15 results.

- Tamesis Point (Tripcock Point)
- Wembley City - SW2 to SW8
- Brentford FC - Griffin Park
- Omega Works
- 277 Cranbrook Road
- 44-60 Cherry Orchard Road
- Victory Place
- Merchland Cottages Site

The categories are:

- 1 - Not yet interviewed
- 2 - Master Permission
- 3 - Resi Abandoned
- 4 - Possibly lapsed
- 5 - Land Sale or JV
- 6 - On Hold
- 7 - Potential 2012 Start

Look up a lender's loan book...

Tick one or more items in the drop down list

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Scheme:

Status: Any

Borough: Any

Postcode: Any

Planning: Any

Construction: Any

Marketing: Any

2011 intentions: Any

Lender: **Anglo Irish Bank / Irish Bank Resolu**

Company: Aldermore Bank Plc

Alpha Bank London Ltd

Units: Anglo Irish Bank / Irish Bank

Aviva Commercial Finance Lim

News: Bank Leumi (UK) Plc

Min Date: Bank Of Baroda

Bank of Cyprus Plc

Bank of Ireland

[Reset Search](#)

Map view | List view | News headlines | Comparison | Scheme view

Displaying 72 Properties.

Map Satellite

- Sites Pre-Planning
- Failed: Withdrawn/Refused/Lapsed
- Applications & Appeals
- Permissions: Full/Outline/RTG
- Construction or Complete & Unsold
- Historic: Complete & Sold

72 results.

High Point Village (Hayes & Harlington Goods Yard)
Bauhaus (Lennig House)
Altitude 25
Hardwicks Way (Ipsus 01)
St. Williams Yard - Part 1
Carter House (Petersgate House)
Streatham Place
Sir John Lyon House

111 lenders are covered from Aareal Bank AG to Wolsey Securities

Look up a developer's land bank...

Type part of the company name in here

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Map view | List view | News headlines | Comparison | Scheme view

Displaying 11 Properties.

Map | Satellite

(print)

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

11 results.

- GreatWest Gate
- The Royal Gallery
- The Academy (College Of NW London Kilburn)
- Land At South Side Of Ringers Road
- One Gallions
- Rowan Park (Rowan High School)
- 187-191 Clapham Road
- Greenwich Peninsula - Crest - N0206
- West Central (Acton Bus Depot)
- Riva
- 120-132 East Road

The screenshot shows a search interface for land bank information. On the left, there are various filters including Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company (set to 'crest nicholson'). Below these are options for Units (Total, min, max), News (Most recent by scheme), and date filters (Min Date: 09/08/2011, Max: 09/11/2011). A 'Reset Search' button is also present. The main area features a map of London with 11 property markers. A legend on the right explains the marker colors: green for Sites Pre-Planning, red for Failed, orange for Applications & Appeals, yellow for Permissions, blue for Construction or Complete & Unsold, and grey for Historic. A list of 11 results is shown at the bottom left, including 'GreatWest Gate', 'The Royal Gallery', and 'Greenwich Peninsula - Crest - N0206'. A callout box at the top points to the 'Company' filter with the text 'Type part of the company name in here'.

Search by scheme size...

Choose total units, private, social rented or intermediate

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Scheme:
Status: Any
Borough: Any
Postcode: Any
Planning: Any
Construction: Any
Marketing: Any
2011 intentions: Any
Lender: Any
Company:
Units: Private 50 100
News: Most recent by scheme
Min Date: 09/08/2011 Max: 09/11/2011
Only show sites visible on map:
[Reset Search](#)

Map view | List view | News headlines | Comparison | Scheme view

Displaying 312 Properties.

- S Sites Pre-Planning
- F Failed: Withdrawn/Refused/Lapsed
- A Applications & Appeals
- P Permissions: Full/Outline/RTG
- C Construction or Complete & Unsold
- H Historic: Complete & Sold

312 results.
Lewin Terrace
Holwood
Leavesden (RAF Married Quarters - Phases 2+3)
Eastforge Grange
One Hyde Park
Ink Building
Marconi House
Parkside (south of Arndale Shopping Centre)

Choose minimum and maximum unit numbers

Recent planning activity...

First choose a news category

The screenshot shows the Molior Database interface. On the left, there are search filters for Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company. Below these are 'Units' (Total, min, max) and 'News' (Application - Submitted). A date range is set from 09/08/2011 to 09/11/2011. A 'Reset Search' button is visible. The main area features a map of London with 55 property markers. A legend on the right lists news categories: Sites Pre-Planning (S), Failed: Withdrawn/Refused/Lapsed (F), Applications & Appeals (A), Permissions: Full/Outline/RTG (P), Construction or Complete & Unsold (C), and Historic: Complete & Sold (H). A list of 55 results is shown at the bottom left, including 'The Elysium Building', 'Adastral House', and 'Deptford Station, Carriage Ramp + Rose Apple Cent'.

Second choose a date range.
The date has to be filled in:
dd/mm/yyyy

The 'planning' news categories are:

- Application – Submitted
- Application – Withdrawn
- Application – Refused
- Appeal – Lodged
- Appeal – Dismissed
- Permission – RTG (resolution to grant)
- Permission – Granted
- Permission – Lapses

Recent land deals...

First choose the 'Site - Purchased' news category

The screenshot shows the Molior Database interface. On the left, there are search filters for Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company. Below these are fields for Units (Total, min, max) and News (Site - Purchased). The date range is set to Min Date: 01/01/2011 and Max: 31/03/2011. A 'Reset Search' link is visible. The main area features a map of London with various colored markers representing different property statuses. A legend on the right lists these statuses: Sites Pre-Planning (green S), Failed: Withdrawn/Refused/Lapsed (green F), Applications & Appeals (orange A), Permissions: Full/Outline/RTG (orange P), Construction or Complete & Unsold (red C), and Historic: Complete & Sold (grey H). The map shows 20 properties displayed. Below the map, a list of 20 results is shown, including 'De Paul House / The Limehouse Hotel' and 'Rushey Green Primary School'.

Second choose a date range.
The date has to be filled in:
dd/mm/yyyy

Construction starts/completions...

First choose a news category

The screenshot shows the Molior Database interface. On the left, there are search filters for Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company. Below these are 'Units' (Total, min, max) and 'News' (Construction - Start). The 'Min Date' is 01/01/2011 and 'Max Date' is 31/03/2011. A 'Reset Search' link is present. The main area features a map of London with 58 red circular markers indicating property locations. A legend on the right lists news categories: Sites Pre-Planning, Failed: Withdrawn/Refused/Lapsed, Applications & Appeals, Permissions: Full/Outline/RTG, Construction or Complete & Unsold, and Historic: Complete & Sold. A list of 58 results is shown at the bottom left, including 'King's Reach (Barking Working Mens Club)', 'Riverside Quarter - Phase 3', 'The Boatyard (Turks Boatyard)', 'Reflections (Oldchurch Hospital - East) - Taylor Wim', 'Insignia', 'Centrale (Kelvin House)', 'Kings Quarter (Ravensbourne College)', and 'New Riverside Crescent'.

Second choose a date range.
The date has to be filled in:
dd/mm/yyyy

- The 'construction' news categories are:
- Construction – Start
 - Construction – Completion

Sales launches...

First choose a news category

The screenshot shows the Molior Database interface. On the left, there are search filters for Scheme, Status, Borough, Postcode, Planning, Construction, Marketing, 2011 intentions, Lender, and Company. Below these are 'Units' (Total, min, max) and 'News' (Sales - Launch). 'Min Date' is 01/01/2011 and 'Max' is 31/03/2011. A 'Reset Search' link is present. The main area is a map of London with 23 properties marked with red 'C' icons. A legend on the right lists categories: Sites Pre-Planning (S), Failed: Withdrawn/Refused/Lapsed (F), Applications & Appeals (A), Permissions: Full/Outline/RTG (P), Construction or Complete & Unsold (C), and Historic: Complete & Sold (H). The bottom left shows a list of 23 results, including Archer Gardens, Adlington Court, and New Hendon Village.

Second choose a date range.
The date has to be filled in:
dd/mm/yyyy

The 'sales' news categories are:

- Sales – Launch
- Sales – Sold Out

See search results on a map...

Click on the dot to see full details

Hover over the dot to see brief details

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Scheme:
 Status: Any
 Borough: Any
 Postcode: Any

Planning: Any
 Construction: Any
 Marketing: Any
 2012 intentions: 4 - Possibly lapsed
 Lender: Any
 Company:
 Units: Total min max

Dates/News: Most recent by scheme
 Min Date: 17/08/2011 Max: 17/11/2011
 Only show sites visible on map: [Reset Search](#)

15 results.
 Tamesis Point (Tripcock Point)
 Wembley City - SW2 to SW8
 Brentford FC - Griffin Park
 Omega Works
 277 Cranbrook Road
 44-60 Cherry Orchard Road
 Victory Place
 Merchland Cottages Site

Map view | List view | News headlines | Comparison | Scheme view

Displaying 15 Properties.

Legend:
 (S) Sites Pre-Planning
 (F) Failed: Withdrawn/Refused/Lapsed
 (A) Applications & Appeals
 (P) Permissions: Full/Outline/RTG
 (C) Construction or Complete & Unsold
 (H) Historic: Complete & Sold

Merchland Cottages Site
 Borough: Greenwich
 Postcode: SE9 2BG
 Main company: McHugh Builders
 Total homes: 24
 Private homes: 24
 Status: Permissions: Full/Outline/RTG






Each scheme appears as a dot on a map.

If the search has too many results - over 500 - the dots are not displayed

Quickly review search results...

Click here to see brief details of each scheme

Map view | **List view** | News headlines | Comparison | Scheme view | [\(print this page\)](#)

	Commercial Street (Aldgate Station Site) Borough: Tower Hamlets Postcode: E1 7PT Main company: Redrow London Total homes: 217 Private homes: 145 Status: Construction or Complete & Unsold	30 September 2011 Redrow has bought the site from Columbia Group and intends to recommence construction in early 2012.
	Goodman's Fields Borough: Tower Hamlets Postcode: E1 8DE Main company: Berkeley Homes (Capital) Total homes: 754 Private homes: 502 Status: Construction or Complete & Unsold	30 September 2011 The scheme is underway - private housing via Berkeley Homes Capital and student housing via Berkeley First. The first phase to commence is 75 Leman Street which is 56 units for private sale - this block is a refurb and completes in early 2013. 17 units have sold to date - all overseas.
	Aqua Vista Borough: Tower Hamlets Postcode: E3 4AX Main company: Higgins Homes Plc Total homes: 157 Private homes: 105 Status: Construction or Complete & Unsold	30 September 2011 The scheme is now complete and 16 units remain - so just five further sales during the last quarter.
	Pan Peninsula Borough: Tower Hamlets Postcode: E14 9SL Main company: Ballymore Group Total homes: 763 Private homes: 736 Status: Construction or Complete & Unsold	30 September 2011 Over two years after completion there are eight units available plus 11 not on the price list. Knight Frank is no longer involved.
	Frances Wharf / Harley House Borough: Tower Hamlets Postcode: E14 7EL Main company: BDO Stoy Hayward Total homes: 90 Private homes: 62	30 September 2011 An attempt was made to sell the units individually during the summer - two sales were achieved and a few more are still progressing. The apartments are currently off the market and will be offered for sale together with the freehold of the block and the commercial space in late October/early November via Adam Kerven and Robbie Underhill of Allsop.

Get news headlines...

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Map view | List view | **News headlines** | Comparison | Scheme view

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Scheme Name	Borough	Postcode	Developer	Total homes	Private homes	News Date	News Event
The Old Court House	Tower Hamlets	E1 0PU		60	42	01/05/11	Construction - Completion
SpacE1 (Former Bishop Challoner School)	Tower Hamlets	E1 1SE		214	150	01/10/09	Sales - Launch
Ocean Estate - Feeder Sites	Tower Hamlets	E1 4SE		819	423	01/09/11	Sales - Launch
Ocean Estate - Site E&F	Tower Hamlets	E1 4SE		702	311	01/02/11	Construction - Start
Avant-garde Tower	Tower Hamlets	E1 6HZ		360	259	01/04/11	Sales - Launch
1 Commercial Street (Aldgate Station Site)	Tower Hamlets	E1 7PT		217	145	03/10/07	Site - Purchased
Goodman's Fields	Tower Hamlets	E1 8DE		754	502	01/09/11	Construction - Start
14-20 Alle Street	Tower Hamlets	E1 8DE		31	25	01/01/11	Construction - Start
Altitude Aldgate	Tower Hamlets	E1 8EB		235	171	01/10/11	Sales - Launch
St Georges Estate - Phase 2 Private	Tower Hamlets	E1 8HP		193	139	01/04/10	Sales - Launch
The Landmark	Tower Hamlets	E14 4JP		805	647	01/09/10	Construction - Completion
Equinox	Tower Hamlets	E14 6AT		117	70	01/08/11	Construction - Start
New Festival Quarter (Blessed John Roche School)	Tower Hamlets	E14 6HL		490	342	01/09/11	Sales - Launch
Whatman House	Tower Hamlets	E14 7AA		38	21	01/04/11	Sales - Sold out
Silver Wharf	Tower Hamlets	E14 7BJ		182	91	01/08/10	Construction - Completion
Frances Wharf / Harley House	Tower Hamlets	E14 7EL		90	62	01/05/11	Sales - Launch
Limehouse Lock	Tower Hamlets	E14 7HS		34	25	01/12/10	Construction - Start
CQ London	Tower Hamlets	E14 7LA		319	215	01/11/10	Sales - Launch
Streamlight (Alberta House)	Tower Hamlets	E14 9QG		133	66	01/11/11	Construction - Completion
Pan Peninsula	Tower Hamlets	E14 9SL		763	736	01/06/09	Construction - Completion
Baltimore Wharf (The London Arena)	Tower Hamlets	E14 9TH		1111	816	17/10/08	Permission - Granted
Lanterns Court	Tower Hamlets	E14 9TU		639	509	01/05/11	Construction - Completion
21 Wapping Lane	Tower Hamlets	E1W 2RH		379	282	01/02/11	Construction - Start
Suttons Wharf - Northern Site	Tower Hamlets	E2 0SF		419	219	01/07/10	Construction - Start
Mansford + Avebury Estates - Old Bethnal Green Road Plot	Tower Hamlets	E2 7AJ		53	53	20/10/11	Sales - Launch
69 Fairfield Road	Tower Hamlets	E3 2QA		61	43	01/06/10	Construction - Start
Mojo	Tower Hamlets	E3 2QP		86	62	01/05/11	Construction - Completion
Bow Cross West - Phase 5 Private	Tower Hamlets	E3 3EY		232	226	14/05/11	Sales - Launch
St Andrews - 3 - Fusion	Tower Hamlets	E3 3NT		227	74	01/05/11	Sales - Launch
St Andrews - 4&5	Tower Hamlets	E3 3NT		313	313	01/06/11	Construction - Start
Casplan Wharf - Site C - Hudson/Adriatic/Aegeon	Tower Hamlets	E3 3QQ		191	104	01/09/11	Sales - Launch
Casplan Wharf - Sites A + B	Tower Hamlets	E3 3QR		390	286	01/11/07	Construction - Start
BASE3 (Leopold Estate Phase 1)	Tower Hamlets	E3 4AN		122	60	01/09/11	Sales - Launch
Aqua Vista	Tower Hamlets	E3 4AX		157	105	01/07/11	Construction - Completion
Bow Trinity (The Bede Estate)	Tower Hamlets	E3 4HH		236	160	01/09/11	Sales - Launch

Sort by clicking on the column heading

Compare planning proposals...

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... then here to get a spreadsheet comparing of key 'planning' information

Map view		List view	News headlines	Comparison	Scheme view						
Planning Comparison		Land Comparison	Sales Comparison	Pricing Comparison	S106 Comparison						
Details	Location	Total Homes	Planning Status	Borough Reference	App Date	Private	Social Rent	Intermediate	(print this page)		
									PPG	Date	
Merchant Square 1 (A) European Land Property Limited	Westminster W2 1LA	222	Permission - Full	10/09756/FULL	11/11/10	222	0	0		04/08/11	
Bow Cross - Master permission Swan Housing	Tower Hamlets E3 3EY	659	Permission - Full	PA/03/01683	20/01/04	312	297	50		05/08/05	
Rugby Football Union Ground Rugby Football Union	Richmond Upon Thames TW1 1DZ	115	Permission - Full	09/3273	11/12/09	82	33	0		31/12/10	
Key Site One - Phase 2 Blenheim Norwest Ltd	Hounslow TW3 1RB	484	Permission - Full	P/2000/0680	31/03/00	334	0	150		31/07/02	
Regents Quarter - Block D Istithmar P&O Estates	Islington N1 9AA	54	Permission - Full	P080281	31/01/08	38	9	7		11/09/08	
Stratford City - Zones 1-5 Master Consent Olympic Delivery Authority	Newham E15 2ES	5,500	Permission - Full	07/90023/VARODA	02/03/07	3850	990	660		13/11/07	
Wembley City - Master Permission Quintain Estates & Development Plc	Brent HA9 0WS	3,727	Permission - Outline	03/3200	05/11/03	2274	670	783		03/06/04	
Tamesis Point (Tripcock Point) Tilfen Land Ltd	Greenwich SE28 8QX	2,000	Permission - Full	03/2618	27/10/03	1300	490	210		25/05/06	
Ruskin Square (East Croydon Gateway Site) Stanhope Plc	Croydon CR0 1LF	625	Permission - S106 not yet signed	11/00631/P	03/03/11	625	0	0			
Wembley City - SW2 to SW8 London Development Agency	Brent HA9 0HH	494	Permission - Full	04/0379	16/02/04	337	110	47		12/11/04	
Lots Road Power Station - Site A (Kensington) Hutchison Whampoa Properties (Europe) Ltd	Kensington and Chelsea SW10 0QG	420	Permission - Full	PP/02/01324	17/06/02	254	105	61		30/01/06	
Brentford FC - Griffin Park Brentford FC (Lionel Road) Ltd	Hounslow TW8 0NT	125	Permission - Full	P/2001/3501	16/11/01	125	0	0		11/04/05	
Paynes & Borthwick Wharf Lane Castle	Greenwich SE8 3HQ	257	Permission - Full	04/0344	06/02/04	213	44	0		01/06/06	
Canary Quarter (Indescon Court East) Phase 2 Galliard Homes	Tower Hamlets E14 9TN	546	Permission - Full	PA/07/03282	18/12/07	381	123	42		13/06/08	
Health Centre Site Barratt (East London)	Southwark SE16 6NP	212	Permission - Full	08/AP/1563	23/06/08	161	38	13		23/12/08	
Former Atkinson Morley Hospital Berkeley Homes (Urban Renaissance)	Merton SW20 0NG	79	Permission - S106 not yet signed	11/P0346	28/02/11	51	19	9			
Allied Globeplan Properties Ltd	Brent HA8 5LD	76	Permission - Full	11/0403	18/02/11	49	19	8		03/06/11	
Century House London & Quadrant Housing Trust	Southwark SE1 3PH	154	Permission - Full	09-AP-1917	28/08/09	98	41	15		19/09/10	
Omega Works Inner London Group	Haringey N4 1NA	66	Permission - Full	HGY/2005/0333	03/03/05	33	10	23		20/09/05	
Tileman House Tileman House Investments (Putney) Ltd	Wandsworth SW15 2TR	69	Permission - S106 not yet signed	2010/4520	15/10/10	69	0	0			

Compare land deals...

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Map view	List view	News headlines	Comparison	Scheme view				
Planning Comparison		Land Comparison	Sales Comparison	Pricing Comparison	S106 Comparison			
Details		Location	Total Homes	Private	FH or Long LH	Land Price	Transaction Date	Lender <small>(print this page)</small>
Merchant Square 1 (A) European Land Property Limited		Westminster W2 1LA	222	222	Long Leasehold	£15,200,000	16/02/10	None on title document
The Elysium Building Criterion Capital		Lewisham SE8 5JG	138	138	Freehold	£5,250,000	08/01/10	None on title document
Land at 2 New Mount Street CT Europe Limited		Newham E15 3LN	144	37	Freehold	£700,000	30/10/09	None on title document
Sainsburys - Ilford J Sainsbury plc		Redbridge IG1 2AA	180	180	Freehold	£18,160,000	17/06/10	None on title document
Goodman's Fields Berkeley Homes (Capital)		Tower Hamlets E1 8DE	754	502	Freehold	£60,000,000	29/12/10	None on title document
Putney Square (South Thames College) Barratt (West London)		Wandsworth SW15 5QX	215	161	Freehold	£27,639,439	23/10/09	None on title document
Aqua Vista Higgins Homes Plc		Tower Hamlets E3 4AX	157	105	Freehold	£7,650,000	05/03/10	Bank of Ireland
Greenwich Wharf (Lovells, Granite, Pipers, Badcocks) London & Regional Properties Limited		Greenwich SE10 9PQ	667	423	Freehold	£22,609,084	03/12/09	None on title document
Thurston Central London & Quadrant Housing Trust		Lewisham SE13 7SH	412	322	Freehold	£9,000,000	19/02/10	None on title document
Kings Quarter (Ravensbourne College) Taylor Wimpey (South West Thames) Ltd		Bromley BR7 5SN	251	177	Freehold	£25,000,000	20/09/10	None on title document
The Meadows (Windmill Trading Estate) Notting Hill Housing Group		Merton CR4 1HX	212	120	Freehold	£15,496,250	06/04/09	None on title document
Canon Court Weston Homes Plc		Sutton SM6 8SY	174	118	Freehold	£4,922,747	23/03/10	HSBC
Evolution (Frizlands Allotments) Persimmon Homes (Essex)		Barking and Dagenham RM10 7HS	100	65	Freehold	£3,428,949	16/06/09	None on title document
Kew Bridge West - Master Permission St James Group		Hounslow TW8 0EF	353	249	Freehold	£13,500,000	25/11/09	None on title document
Southmere Village (Tavy Bridge Estate Phase 2) Gallions HA		Bexley SE2 9UG	220	126	Long Leasehold	£972,500	01/01/09	None on title document
Stanmore Place St Edward Homes		Harrow HA7 1BB	798	539	Freehold	£37,000,000	22/07/09	None on title document
Central Square EC1 Mount Anvil / One Housing Group		Islington EC1V 8AD	274	170	Freehold	£26,000,000	11/09/09	Lloyds Banking Group / Bank of Scotland
City Central Estate Notting Hill / Mount Anvil		Islington EC1V 8AL	161	107	Long Leasehold	£19,500,000	20/10/10	Lloyds Banking Group / Bank of Scotland
Altitude Aldgate L&Q / Barratt		Tower Hamlets E1 8EB	235	171	Freehold	£15,300,000	05/07/11	None on title document
Land at Bardsley Lane Landstart / Vincent Goldstein		Greenwich SE10 9RG	106	52	Freehold	£125,573	22/01/10	HSBC

Compare sales positions...

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Map view		List view	News headlines	Comparison	Scheme view							
Planning Comparison		Land Comparison	Sales Comparison	Pricing Comparison	S106 Comparison							
Details		Location	Total Homes	Private	Const. Status	Unbuilt	Under Const.	Complete	Marketing Status	Unlaunched	(print this page) For Sale	
St George Wharf - L - The Tower St George Central London Ltd		Lambeth SW8 2LQ	223	223	Under construction	0	223	0	For Sale	0	103	120
Parkwest (Former RAF West Drayton) St George West London Ltd		Hillingdon UB7 9AX	574	371	Under construction	50	37	284	For Sale	0	34	287
Queen Mary's Gate Telford Homes Plc		Redbridge E18 2QH	482	372	Complete	0	0	372	For Sale	0	26	346
Arsenal FC - The Stadium, Highbury Square Arsenal Football Club		Islington N5 1BU	711	656	Complete	0	0	656	For Sale	0	4	652
High Point Village (Hayes & Harlington Goods Yard) Ballymore Group		Hillingdon UB3 4BX	576	429	Under construction	0	429	0	For Sale	87	48	294
Church End Estate - Phases 3-5 Catalyst Housing		Brent NW10 9EJ	444	165	Under construction - Private On Hold	165	0	0	Not Yet launched	0	0	0
Lewin Terrace Catalyst Housing		Hounslow TW14 8DJ	303	64	Complete	0	0	64	For Sale	0	2	62
Wembley Central - Phase 1 St Modwen Properties Plc		Brent HA9 7AF	223	173	Under construction - Private On Hold	56	0	117	For Sale	95	5	17
Seren Park - New Build Urban Solutions		Greenwich SE3 7UL	221	193	Complete	0	0	193	For Sale	29	52	112
One Hyde Park Candy & Candy Limited		Westminster SW1X 7LT	86	86	Complete	0	0	86	For Sale	0	14	72
Altitude 25 Plumdean / Howard Holdings		Croydon CR9 5AA	236	170	Complete	0	0	170	Some Sold - Marketing on Hold	81	0	89
The Elysium Building Criterion Capital		Lewisham SE8 5JG	138	138	Under construction	0	138	0	Not Yet launched	138	0	0
Marconi House Galliard Homes		Westminster WC2R 1HB	92	92	Under construction	0	92	0	For Sale	0	5	87
Alfred Court Sager Group Ltd		Camden NW6 1DR	72	50	Complete	0	0	50	For Sale	0	16	34
Hardwicks Way (Ipsus 01) Grant Thornton		Wandsworth SW18 4AJ	138	103	Complete	0	0	103	For Sale	0	11	92
Queensbridge Quarter (Holly Street Phase 6b) United House Developments		Hackney E8 3HX	151	111	Complete	0	0	111	For Sale	0	25	86
Pioneer Point (former Pioneer Market) Empire Property Group		Redbridge IG1 2RA	294	294	Under construction	0	294	0	No Sale - Build-to-Let	0	0	294
Strata (Castle House) Brookfield Multiplex		Southwark SE1 6SP	408	310	Complete	0	0	310	For Sale	0	3	307
1 Commercial Street (Aldgate Station Site) Redrow London		Tower Hamlets E1 7PT	217	138	Under construction - Stalled Half Built	0	138	0	Not Yet launched	138	0	0

Compare scheme pricing...

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Map view		List view		News headlines		Comparison		Scheme view		
Planning Comparison		Land Comparison		Sales Comparison		Pricing Comparison		S106 Comparison		
Details		Location		Total Homes	Min Epsf	Avg Epsf	Max Epsf	Min £	Ave £	(print this page) Max £
Parkwest (Former RAF West Drayton) St George West London Ltd		Hillingdon UB7 9AX		574	£295	£400	£469	£179,950	£248,990	£379,950
Queen Mary's Gate Telford Homes Plc		Redbridge E18 2QH		482	£294	£397	£514	£197,500	£272,617	£385,000
Arsenal FC - The Stadium, Highbury Square Arsenal Football Club		Islington N5 1BU		711	£441	£583	£894	£250,000	£462,309	£1,170,000
High Point Village (Hayes & Harlington Goods Yard) Ballymore Group		Hillingdon UB3 4BX		576	£216	£361	£447	£135,000	£221,647	£380,000
Lewin Terrace Catalyst Housing		Hounslow TW14 8DJ		303	£250	£264	£286	£132,499	£170,301	£239,950
Wembley Central - Phase 1 St Modwen Properties Plc		Brent HA9 7AF		223	£347	£465	£586	£199,995	£284,804	£450,000
Seren Park - New Build Urban Solutions		Greenwich SE3 7UL		221	£424	£529	£691	£235,000	£396,421	£750,000
Altitude 25 Plumdean / Howard Holdings		Croydon CR9 5AA		236	£283	£417	£625	£135,000	£297,831	£1,020,000
Marconi House Galliard Homes		Westminster WC2R 1HB		92	£1,489	£1,843	£2,285	£650,000	£1,765,432	£3,950,000
Alfred Court Sager Group Ltd		Camden NW6 1DR		72	£631	£798	£1,278	£371,000	£765,750	£2,275,000
Hardwicks Way (Ipsus 01) Grant Thornton		Wandsworth SW18 4AJ		138	£398	£475	£541	£215,000	£378,397	£899,950
Queensbridge Quarter (Holly Street Phase 6b) United House Developments		Hackney E8 3HX		151	£431	£493	£620	£250,000	£406,785	£675,000
Strata (Castle House) Brookfield Multiplex		Southwark SE1 6SP		408	£657	£862	£1,317	£352,000	£785,388	£2,500,000
1 Commercial Street (Aldgate Station Site) Redrow London		Tower Hamlets E1 7PT		217	£603	£757	£1,024	£295,000	£510,137	£1,450,000
Bermondsey Central (Ropewalk) Hadley Property Group		Southwark SE1 3PA		90	£407	£543	£758	£250,000	£374,104	£600,000
Islington Central - Moda/Galleria/Laycock Terrace The Murphy Group		Islington N1 1XW		68	£475	£541	£642	£299,950	£660,423	£1,475,000
Grangewood Court (Interwood) Phases 2-4 H & F Investments Ltd		Havering RM11 2ER		73	£0	£0	£0	£190,000	£199,165	£209,000
Carter House (Petergate House) Glenkerrin UK Ltd		Wandsworth SW11 2UE		46	£495	£596	£659	£219,500	£396,291	£495,000
The Exchange Plumdean / Howard Holdings		Croydon CR0 1SZ		66	£293	£362	£501	£185,000	£318,541	£545,000

Compare s106 agreements...

Click here ...

Map view List view News headlines Comparison Scheme view													
Planning Comparison Land Comparison Sales Comparison Pricing Comparison S106 Comparison		(print this page)											
Details	Location	Total Homes	Educ.	Health	Employ.	Envir.	Comm.	Art	Afford.	Trans.	Cross.	Other	Total
Hanwell Locks Frendcastle Management Limited	Ealing W7 2QA	73	£186,000	£20,000		£12,000				£52,000			£370,000
Land at Bardsley Lane Landstart / Vincent Goldstein	Greenwich SE10 9RG	106	£250,000		£100,000	£306,000				£40,000		£57,500	£753,500
Myatts Field North Housing Estate Regenter	Lambeth SW9 7RN	808	£901,169			£85,000		£64,000		£381,000		£33,029	£1,464,198
Olympian Tower (Station House) Unex Corporation Ltd	Newham E15 1AP	280							£4,950,000			£1,950,000	£6,900,000
Spectrum (Cumberlow Lodge) Fairview New Homes Ltd	Croydon SE25 4AA	92		£86,100		£9,200	£241,720			£75,400		£4,377	£416,797
Crystal Palace Park London Development Agency	Bromley SE20 8DT	180				£12,000,000							£12,000,000
Caesars Nightclub Ludgate Land / Glentoran / Newling UK	Lambeth SW2 4RU	243	£484,113		£900	£946,758	£81,388	£50,000		£192,500		£39,572	£1,795,231
113-123 Upper Richmond Road London Square	Wandsworth SW15 2TL	68								£13,800			£13,800
Cockpen House Mount Anvil	Wandsworth SW18 4WW	207							£6,307,200			£43,500	£6,350,700
Brent Cross Cricklewood - Master Permission Hammerson UK Properties	Barnet NW2 1AF	7,323			£5,000,000			£3,250,000		£46,000,000			£54,250,000
Orchard Hill Bellway Homes (South East Division)	Sutton SM5 4NN	246	£662,000			£375,000				£319,000		£15,000	£1,371,000
Bentley Priory Barratt (North London)	Harrow HA7 3HH	103				£150,000			£1,000,000	£100,000		£3,361,000	£4,611,000
The Primary (Featherstone Junior School) Barratt (West London)	Ealing UB2 5AG	143	£65,533	£40,000		£61,000				£50,000			£216,533
375 Kensington High Street St Edward Homes	Kensington and Chelsea W14 8QT	530	£6,000,000	£41,000			£200,000	£100,000		£1,200,000		£22,000	£7,563,000
12-50 Bow Common Lane Luminus Group	Tower Hamlets E3 4AX	129	£197,472	£154,801		£215,000				£23,000		£5,000	£595,273
Raglan Court & Garages Cromwell Land Residential	Brent HA9 0LE	69	£238,875			£71,000				£65,000		£2,500	£377,375
Chambers Wharf St James Group	Southwark SE16 4XQ	587	£788,227	£534,293	£265,198	£719,621	£1,575,548			£1,416,060		£63,149	£5,362,096
Saffron Square (Randolph and Pembroke House) Berkeley Homes (Capital)	Croydon CR0 2AR	755	£118,800	£77,900		£44,000	£1,690			£74,700		£1,000	£318,090
Former Courts Store Glacial Properties	Lewisham SE6 2RP	117			£20,000	£189,000	£33,000			£40,000		£9,500	£291,500

... then here to get a spreadsheet comparing of key 'S106' information

Companies & interviews...

Contact details are provided for the main firms progressing the scheme

Regular commentary and developer interviews

Hanwell Locks 27870 [\(print\)](#)

Street: 10 Trumplers Way
Local Authority: [Ealing](#)
Full Postcode: W7 2QA [Google Maps](#)
Development Status: Construction or Complete & Unsold

Overview | Planning | S106 | Land | Sales | Price Summary | Price History

Construction Status: Under construction

Main Players:

Role:	Company:	Phone:	Website:
Developer	Frendcastle Management Limited	020 8392 6600	www.frendcastle.co.uk
Planner or Architect	Edward Hill Partnership	020 79384358	www.ehp-architects.co.uk
Housing Association	A2 Dominon	020 8825 1000	www.a2hg.co.uk
Agent	Foxtons New Homes & Investments	020 7973 2020	www.foxtons.co.uk

Scheme Progress:

Date:	Comments:
30 Sep 2011	The scheme is currently in four parts: - Six units are under construction and for sale called Jessop Place. They complete in March 2012. - Eight further units are underway but unlaunched. - This leaves 32 units unstarted under permission P/2010/2539. - An initial phase of six units is complete and sold on St Margaret's Road and was delivered as a separate site due to separate funding and planning.
30 Jun 2011	If you visit the site you will see six houses underway on the St Margaret's Road frontage - these are under a separate consent. The first eight units of P/2010/2539 will be the social rented units and these commenced in Q2 2011. A further six private houses also started in Q2 2011, but have not yet launched.
16 Nov 2010	The s106 has been signed and a deal with a housing association is progressing well. Funding and contractors are being put in place and February 2011 should see a first phase of 6 houses plus the affordable element.

2011 Intentions: 1 - N/A

Planning information...

Each scheme's planning is set out including tenure mix and borough reference number


Hanwell Locks 27870 [\(print\)](#)

Street: 10 Trumpers Way
Local Authority: [Ealing](#)
Full Postcode: W7 2QA [Google Maps](#)
Development Status: Construction or Complete & Unsold


Overview | **Planning** | S106 | Land | Sales | Price Summary | Price History

Planning Reference: P/2010/2539
Planning Status: Permission - Full
Permission Type: Full
Application Date: 14 Jul 2010
Withdrawn:
Refused:
Committee Date:
Resolution to Grant:
Appeal Ref:
Appeal Lodged:
Appeal Dismissed:
Applicant: Frendcastle Management
Agent:
Proposal: Construction of 20 x 3 storey houses in three terraces (a terrace of 6 x 4 bed dwellings fronting St Margaret's Road; a terrace 6 x 3 bed dwellings facing the Grand Union Canal, and a terrace of 8 x 4 bed dwellings parallel with Humes Avenue), a three storey building fronting St Margaret's Road containing 4 x 6 bed houses, and 4 flats (2 x 2 bed flats & 2 x 4 bed maisonettes), a 5 storey mansion block building backing onto Trumpers Way containing 45 flats (38 x 2 bed, 5 x 1 bed & 2 x 3 bed) (73 dwellings in total), all with access off St Margaret's Road and 80 residential car parking spaces including 38 at basement level, landscaping, amenity space and refuse storage. Construction of a 3 storey building containing 14 x B1 (light industrial/office) units with access off Trumpers way and 14 industrial/office car parking spaces. Provision of a pedestrian/cycle link between St Margaret's Road and the Grand Union Canal towpath


Total units: 73
Net residential gain: 73
Units - private: 52
Units - social rent: 8
Units - intermediate: 13
Units - student: 0
Units - apart hotel: 0
Off Street Parking Spaces: 94
Permission Agency: Borough
Permission Legal: 12 Oct 2010
Permission Lapse: 12 Oct 2013
Site Area (Hectares): 1.04




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17 Jun 2011



11 Mar 2011



Also, once consent is achieved, details of the unit mix are filled in

Floorspace:

Tenure:	Bedrooms:	Quantity:	Type of Home:
Intermediate	2	11	Apartment
Intermediate	3	2	Apartment
Private	1	5	Apartment
Private	2	27	Apartment
Private	3	6	House
Private	4	14	House
Social Rented	2	2	Apartment
Social Rented	4	6	Apartment

S106 agreements...

For schemes of 50+ private homes consented since January 2010 the S106 is summarised

Hanwell Locks 27870 [\(print\)](#)

Street: 10 Trumpers Way
Local Authority: [Ealing](#)
Full Postcode: W7 2QA [Google Maps](#)
Development Status: Construction or Complete & Unsold

Overview | Planning | **S106** | Land | Sales | Price Summary | Price History

Planning Documents


Name:	Type:
Ealing-P20102539-s106	s106 document
Ealing-P20102539-s106	s106 document

Why no s106: N/A

Financial Contributions

Item:	Amount:
Education	£186,000
Health	£20,000
Employment	
Environment	£12,000
Community	
Public Art	
Affordable Housing	
Transport	£52,000
Crossrail	
Other	
Total	£270,000

Note on 'Other':
Payment Timing: All contributions are due prior to occupation of 30th unit, except a Car Club contribution (£10k), which is due prior to any occupation -see Schedule 2.
Note on Variability:



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You also get a PDF copy of the actual S106 document

Land information...

Key facts from the title document are shown including lender, land price and date purchased

Hanwell Locks 27870 [\(print\)](#)

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Overview | Planning | S106 | **Land** | Sales | Price Summary | Price History

Land Registry


Title Number:	Title Doc:	Title Plan:
NGL152317	Download	Not available

Ownership

Owner name: FRENDCASTLE DEVELOPMENTS LLP
FH or Long LH: Freehold
Agreement Name:
Lender: Heritable Bank Ltd

Land Value

Price: £3,185,000
Date: 28 Apr 2005



You also get a PDF copy of the current HMLR title document

Sales information...

Construction and Marketing timing

Quarterly analysis of construction phasing and sales rates

Hanwell Locks 27870 [\(print\)](#)

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Full Postcode: W7 2QA [Google Maps](#)
Development Status: Construction or Complete & Unsold

Overview | Planning | S106 | Land | Sales | Price Summary | Price History

Construction Timing

Construction Status: Under construction
Construction Start: Jun 2011
Construction Completion:

Sales Timing

The sales data is updated quarterly - in March, June September and December.

Marketing Status: For Sale
Marketing Start Date: Sep 2011
Marketing End Date:

Sales Rates

Date	Total	Construction			Sales Position			Quarterly Change		
		Unbuilt	Under Const.	Complete	Not launched	For Sale	Sold	Started	Completed	Sales
Sep 11	52	38	14	0	8	6	0	8	0	0
Jun 11	52	46	6	0	6	0	0	6	0	0
Mar 11	52	52	0	0	0	0	0	0	0	0

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Price summary...

Quickly see a summary of scheme pricing

Hanwell Locks 27870 [\(print\)](#)

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 Development Status: Construction or Complete & Unsold


Overview | Planning | S106 | Land | Sales | **Price Summary** | Price History

Pricing


	Max	Avg	Min
Price:	£540,000	£529,167	£525,000
£psf	£359	£352	£349
Sq. ft	1,505	1,505	1,505

	Max	Avg	Min
Studio:	£0	£0	£0
1 Bedroom	£0	£0	£0
2 Bedroom	£0	£0	£0
3 Bedroom	£0	£0	£0


Plot ref	Floor	Bed	Sq Ft	Most recent price	EPSF	Date of price
Jessop Place 1	House	4	1505	£535,000	£355	Sept 2011
Jessop Place 2	House	4	1505	£525,000	£349	Sept 2011
Jessop Place 3	House	4	1505	£525,000	£349	Sept 2011
Jessop Place 4	House	4	1505	£525,000	£349	Sept 2011
Jessop Place 5	House	4	1505	£525,000	£349	Sept 2011
Jessop Place 6	House	4	1505	£540,000	£359	Sept 2011




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Price history...

This screen can be useful to see changes in asking prices

Hanwell Locks 27870 [\(print\)](#)

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Full Postcode: W7 2QA [Google Maps](#)
Development Status: Construction or Complete & Unsold

Overview | Planning | S106 | Land | Sales | Price Summary | **Price History**

Pricing Documents:

Document Type	Document Date	Document Name
Price List	1 Sep 2011	Sep11-27870JessopPlace-PriceList
Brochure	1 Sep 2011	27870JessopPlace-Brochure

Pricing

Plot ref	Floor	Bed	Sq Ft	Price 9/11	Price 6/11	Price 3/11	Price 12/10	Price 9/10	Price 6/10	Price 3/10	Price 12/09	Price 9/09	Price 6/09	Price 3/09	Price 12/08	Price 9/08
Jessop Place 1	House	4	1505	£535,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Jessop Place 2	House	4	1505	£525,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Jessop Place 3	House	4	1505	£525,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Jessop Place 4	House	4	1505	£525,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Jessop Place 5	House	4	1505	£525,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Jessop Place 6	House	4	1505	£540,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

You also get PDF copies of price lists and brochures

Any questions...

Please call:

020 8877 0022

Please email:

tim@moliordlondon.com