

FILMER MEWS, FULHAM, SW6 7JF

Development / investment opportunity

- ◆ Freehold with vacant possession
- ◆ SPV disposal
- ◆ Currently in residential (C3) use as 9 dwellings
- ◆ Site with detailed planning permission for 6 private residential houses (4 x 3 beds, 2 x 4 beds)
- ◆ Consented scheme comprises 16,899 sq ft (1,570 sq m) NSA
- ◆ s96A application has been submitted to reconfigure the consented residential areas and remove the basements
- ◆ Potential for office and non-residential institutional (e.g. educational) uses, subject to the necessary consents
- ◆ Land: 0.23 acres (0.09 ha)



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Location

The site is located on the east side of Filmer Road close to its junction with Munster Road in the London Borough of Hammersmith & Fulham. The site is approximately 800m from both Parsons Green and Fulham Broadway underground stations (District Line). The amenities of Munster Road and Fulham Road are both nearby.

Description

The site is generally level and extends to 0.23 acres (0.09 ha) and comprises nine existing residential dwellings arranged over ground and first floors (numbers 1-7) and ground floor (numbers 8-9).

Existing Accommodation

Unit	Floors	GIA (sq m)	GIA (sq ft)
1	Ground & First	104.4	1,124
2	Ground & First	104.9	1,129
3	Ground & First	72.2	778
4	Ground & First	116.6	1,255
5	Ground & First	92.8	999
6	Ground & First	83.4	897
7a/b	Ground & First	93.7	1,009
8	Ground	95.9	1,033
9	Ground	73.5	791
TOTAL		837.4	9,013

Planning

The current lawful planning use of the site is residential (Class C3).

Planning permission (Application Reference: 2016/00292/FUL) was approved in June 2016 with conditions for the demolition of the existing buildings and a new build scheme of six residential houses. Each house benefits from an off-street parking space and private outside space.

A revised scheme of six houses without the proposed basement areas has been submitted to the local authority by means of a section 96A application. This is anticipated to be determined in November 2016.

A copy of the planning consent and all relevant planning documentation are available on the dedicated website along with plans for the revised scheme.

The site has potential for a range of uses including:

- Continued residential use (C3) in its existing configuration or either through implementation of the extant consent or the revised scheme.
- Office use (B1)
- Non-residential institutional (e.g. educational) use (D1)

The property falls within the jurisdiction of the London Borough of Hammersmith & Fulham.





Schedule of Accommodation – Consented

Unit	Floors	Description	GIA (sq m)	GIA (sq ft)	Amenity space in addition to GIA.
1	Lower Ground, Ground, First, Second	3 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, media room, utility & storage, WC, garage.	220.6	2,374	61 sq ft terrace
2	Lower Ground, Ground, First, Second	3 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, media room, utility & storage, WC, garage.	232.2	2,499	165 sq ft 3 terraces
3	Lower Ground, Ground, First, Second	3 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, media room, utility & storage, WC, garage.	256.3	2,499	165 sq ft 3 terraces
4	Lower Ground, Ground, First, Second	3 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, media room, utility & storage, WC, garage.	256.3	2,499	165 sq ft 3 terraces
5	Lower Ground, Ground, First, Second	4 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, media room, utility & storage, WC, garage.	256.3	2,759	186 sq ft 3 terraces
6	Lower Ground, Ground, First, Second	4 bedrooms, 3 bathrooms (2 en-suite), kitchen, living/dining, study, cinema/media room, gym, wine cellar, utility & storage, WC, garage.	396.5	4,270	570 sq ft terrace & 2 balconies
TOTAL			1,570	16,899	165 sq ft

Schedule of Accommodation – subject to non-material amendment

Unit	Floors	Description	GIA (sq m)	GIA (sq ft)	Amenity space in addition to GIA.
1	Lower Ground, Ground, First, Second	3 bedroom, 3 bathrooms (2 en-suite), kitchen/living, WC, garage.	160.2	1,724	61 sq ft terrace
2	Lower Ground, Ground, First, Second	3 bedroom, 3 bathrooms (2 en-suite), kitchen/living, WC, garage.	164	1,765	165 sq ft 3 terraces
3	Lower Ground, Ground, First, Second	3 bedroom, 3 bathrooms (2 en-suite), kitchen/living, WC, garage.	164	1,765	165 sq ft 3 terraces
4	Lower Ground, Ground, First, Second	3 bedroom, 3 bathrooms (2 en-suite), kitchen/living, WC, garage.	164	1,765	165 sq ft 3 terraces
5	Lower Ground, Ground, First, Second	4 bedrooms, 3 bathrooms (2 en-suite), kitchen/living, WC, garage.	180	1,935	186 sq ft 3 terraces
6	Lower Ground, Ground, First, Second	4 bedrooms, 3 bathrooms (2 en-suite), kitchen, living/dining, study, WC, garage.	231.5	2,492	570 sq ft terrace & 2 balconies
TOTAL			1,063.7	11,450	165 sq ft

SPV

We are advised the property will be sold by way of a company sale within which the property is held. The Jersey based SPV was set up for the sole purpose of purchasing the asset. Details of the SPV will be provided to shortlisted parties.

Legal Title & Tenure

The property is held freehold. All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Inspection

The property may be inspected strictly through 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.

Method of Sale

The property is for sale by informal tender. Please see the dedicated website for a copy of the bid form.

VAT

We understand VAT is not payable on the purchase.

Further Information

Please visit our dedicated website:
www.inst.knightfrank.com/filmer

Contact:

Should you wish to discuss the property in further detail please contact:

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