



ANGEL WAY
& 22-55 NORTH STREET
ROMFORD, RM1 1JH



EXECUTIVE SUMMARY

- A rare development opportunity located in Romford town centre within the London Borough of Havering
- Property comprises two sites: Angel Way and North Street, which have planning permission for a mixed-use development scheme
- Angel Way has detailed planning permission for the construction of 350 residential apartments (31 affordable units), ground floor retail space, a 63 bed hotel and basement car parking
- No CIL is applicable for the Angel Way site. Affordable housing of approximately 9%
- North Street has detailed planning permission for the development of 98 residential units (20 affordable units), with flexible commercial space at ground floor
- Located approximately 0.3 mi (0.5 km) north west of Romford National Rail station which will be a stop on the Elizabeth Line (Crossrail)
- Site area totals approximately 2.75 acres (1.11 ha)
- For sale freehold

Attractive average unit size of approximately 594 sq ft across the two schemes



LOCATION

Romford is a rapidly evolving town on the borders of East London and Essex which has seen significant redevelopment in recent years following the success of the Olympic Park redevelopment in Stratford, and since being named as a station on the new Elizabeth (Crossrail) train line.

- The Liberty Shopping Centre, Brewery Shopping Centre and Mercury Shopping Centre are all within close proximity. These provide a comprehensive retail offering for Romford Town Centre.
- The Chase Nature Reserve, a 120 acre park consisting of a diverse mix of habitats alongside the River Rom, is situated 1.6 mi (2.5 km) to the south.
- Excellent transport links, providing easy access west towards Central London and east towards Brentwood and Essex.
- The subject property is centrally situated within Romford town centre.



ANGEL WAY
& 22-55 NORTH STREET



CONNECTIVITY



Located approximately 0.3 mi (0.5 km) to the north of Romford National Rail station.



Services to Stratford Station in 20 minutes and London Liverpool Street station in 29 minutes (Source:TFL).

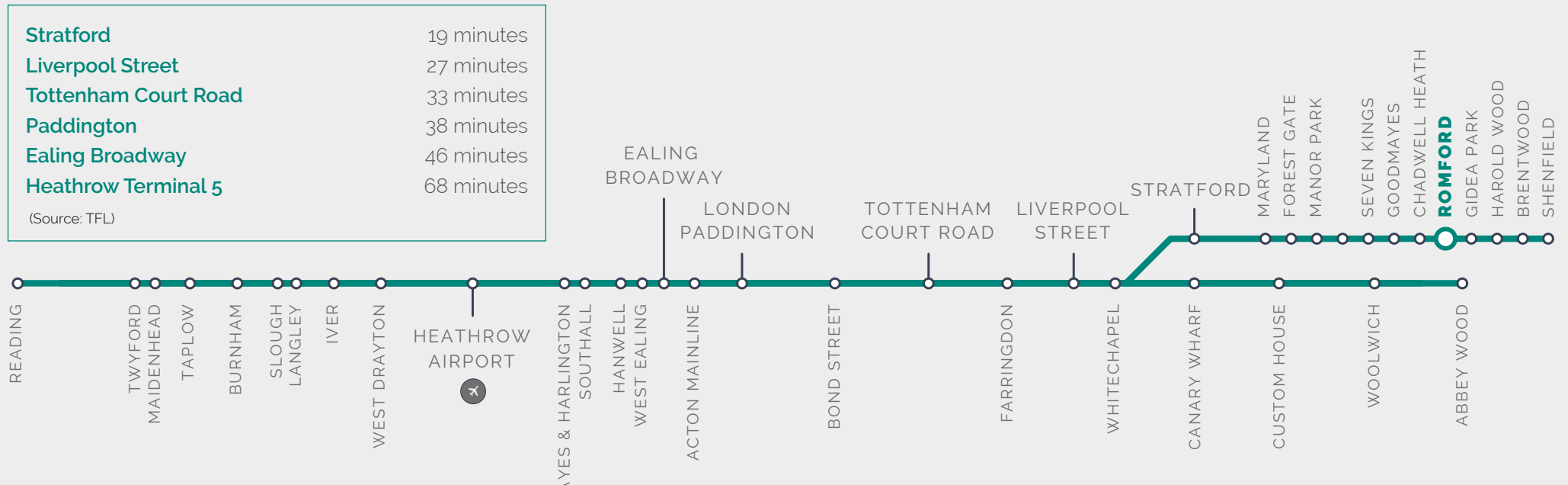
Romford Station will be a stop on the Elizabeth Line (Crossrail) service providing services east to west across London.



Numerous bus routes connecting Romford to Chigwell in the north, Upminster to the east, Dagenham to the south and Barking to the west.



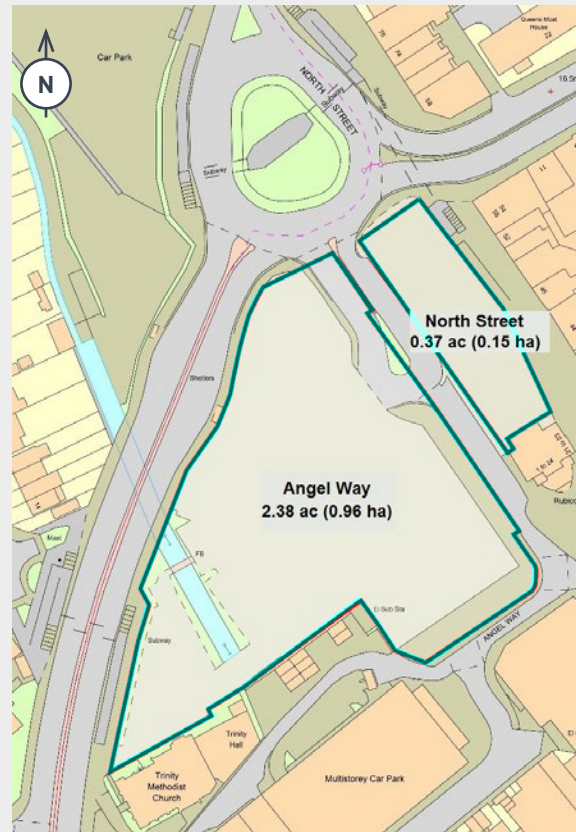
The A12 is situated approximately 0.6 mi (0.9 km) to the north, and the M25 Junction 28 approximately 4.1 mi (6.6 km) to the west.



THE PROPERTY

General description of the property, plot and surroundings

- The site is located in Romford Town Centre and lies within the jurisdiction of the London Borough of Havering
- The property is bounded by the A118 (St Edwards Way) to the north and west, and Trinity Methodist Church and a large multi-storey car park to the south. To the east the property is bounded by South Street, which is partly pedestrianised.
- The Property is held under four land registry titles (NGL27032, GL30498, EGL488181 & NGL99285) and comprises two elements: Angel Way and North Street, which are separated by Angel Way road, which provides vehicular access to both sites.
- The Angel Way site is located to the western side of Angel Way and currently comprises an irregularly shaped, vacant brownfield site.
- The North Street site is situated on the eastern side of Angel Way and comprises a predominantly vacant building site with a part built concrete frame, completed up to fourth level.
- The site area totals approximately 2.75 acres (1.11 ha)



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100024244 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.




ANGEL WAY
& 22-55 NORTH STREET



ANGEL WAY

Overview

- The site measures approximately 2.38 acres (0.96 ha)
- The site is vacant and there are various trees and shrubbery scattered throughout the site. There are the foundations of a demolished building in south eastern corner
- Part of the site towards the western boundary is in flood zone 2
- The site is not located within a conservation area, nor are there any listed buildings on site

Planning consent

A planning consent (ref. P2246.0) was granted by way of an appeal in December 2009 for:

- 350 residential units (C3) within 3 blocks (A, B and C) ranging in height from 4 storeys in block A to 15 storeys in block C
- A 63-bedroom hotel
- Ground-floor commercial units
- 171 basement car parking spaces (with associated disabled spaces and cycle spaces)
- A new public square

Confirmation of the consent being implemented was supplied by the council in January 2015.

The area schedule set out below shows the breakdown of the proposed accommodation by tenure:

Tenure	Units	Private	Affordable	GIA SQ FT	NSA SQ FT
Residential	350	319	31	288,115	194,411
Commercial	27	-	-	41,635	37,760
Hotel	63 beds	-	-	26,276	-
Car Parking	171	-	-	-	-

Beds	No.	Sqft	Average unit size
Studio	21	7,793	371
1	176	80,503	457
2	131	86,493	660
3	19	16,598	874
4	3	3,024	1,008
Total/Average	350	194,411	555



Aerial CGI, facing north west

S106 and Community Infrastructure Levy (CIL)

We have provided a copy of the S106 agreement in the data room. We summarise below the main contributions:

- 31 Affordable units (16 Shared Ownership and 15 Affordable Rented)
- Provision of a Police Office
- Payment towards the Council's costs of monitoring the obligations contained in the Undertaking document
- Romford Ring, Highways, Education and Town Centre Environmental Improvements contributions

CIL liability is not applicable for the development.

22-55 NORTH STREET

Overview

- The site area is approximately 0.37 acres (0.15 ha)
- The site is predominantly vacant building site with a part built concrete frame completed up to fourth level. We have included a structural feasibility report from December 2020 in the data room, however we advise that the sale is subject to parties own due diligence.

Planning consent

Detailed planning consent was granted on appeal in December 2020 (ref. P1292.15) for:

- 98 residential units (C3), including 20 affordable units, ranging in height from 6 to 16 storeys
- Ground-floor commercial units
- 32 basement car parking spaces (including 10 disabled spaces)
- 63 cycle spaces

The area schedule set out below shows the breakdown of the proposed accommodation by tenure:

Tenure	Units	Private	Affordable	GIA SQ FT	NSA SQ FT
Residential	98	78	20	107,725	71,741
Commercial	3	-	-	9,063	8,245
Car Parking	32	-	-	-	-

Beds	No.	Sqft	Average unit size
1	34	19,063	561
2	51	39,697	778
3	13	12,981	999
Total/Average	98	71,741	732



CGI image, facing North West from North Street

S106 and Community Infrastructure Levy (CIL)

We have provided a copy of the S106 agreement in the data room. We summarise below the main contributions:

- 20 Affordable units (10 Shared Ownership and 10 Affordable Rented)
- Carbon off-setting, in line with the carbon output for the development, to be calculated in accordance with the final energy statement
- Cycle contribution
- Traffic management and transportation contributions
- Payment towards the Council's costs of monitoring the obligations

CIL liability is estimated at approximately £1,362,300. We recommend that interested parties confirm this with a suitably qualified Planning Consultant.

SERVICES

All interested parties are advised to investigate the availability of utility services to the site and capacities thereof.

TENURE

The Property is being sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

ACCESS/RIGHTS OF WAY

Vehicular/pedestrian/cycle access is provided directly from Angel Way.

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

TECHNICAL

A comprehensive Information Pack has been put together and made available to all parties. We advise that any purchasers make themselves fully aware of the wider reports and make themselves comfortable with the content therein.

VAT

Please note that VAT will not be charged on the sale of the Property.



Aerial CGI, facing south west.



METHOD OF SALE

The site is being offered on an unconditional basis. Offers are invited on the site as a whole, or alternatively as Angel Way or North Street separately.

All interested parties are advised to examine the information held in our Information Pack, which is available at the link below and make their own enquiries in advance of submitting their offer.

BIDS

Offers are invited strictly on an unconditional basis. Offers are invited for either Angel Way, or North Street, or both together. Please clarify this as part of your offer. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them. A bid deadline will be set in due course.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

PROPERTY VIEWINGS

Viewings are strictly by appointment; please contact the selling agents to make an appointment.

FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at: [Sites.savills.com/angelwayromford](https://sites.savills.com/angelwayromford)

CONTACTS

Savills

RESIDENTIAL DEVELOPMENT

Edward De Jonge MRICS

T: +44 (0) 207 016 3849

E: edejonge@savills.com

Alex Soskin MRICS

T: +44 (0) 207 409 9993

E: alex.soskin@savills.com

Andy Redman MRICS

T: +44 (0) 7870 999 330

E: aredman@savills.com

Ben Sinclair MRICS

T: +44 (0) 7870 186 479

E: ben.sinclair@savills.com

Countrywide

RESIDENTIAL DEVELOPMENT

Jason Grant

T: +44 (0) 7956 380992

E: jason@countrywidecomm.co.uk

IMPORTANT NOTICE

Savills, their joint agents and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills or Countrywide have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Sale particulars produced May 2021.

countrywide

COMMERCIAL PROPERTY AGENTS

