

# St Luke's Yard Bravington Road Queens Park LONDON W9 3AW

An extremely rare  
residential development opportunity  
with planning consent for six 3 bedroom  
and two 4 bedroom mews houses  
in a gated development

Located within the City of Westminster



LEIGHTON  
GOLDHILL

**FREEHOLD FOR SALE**  
[www.st-lukes-yard.com](http://www.st-lukes-yard.com)

**Chartered Surveyors**

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# St Luke's Yard

## Bravington Road

## Queens Park

## LONDON W9 3AW

### SUMMARY

- Residential development opportunity comprising an entire mews
- Site area of 0.295 acres / 0.119 hectares
- Planning Consent to create 8 private houses of approximately 960 sq m / 10,300 sq ft
- A Gated development with one private off street parking space per house
- Desirable roof terraces or outside space for each house
- The Planning Consent contains no compulsory requirement to provide affordable housing
- No S.106 Agreement

### DESCRIPTION

A unique opportunity to develop a whole London Mews comprising 0.295 acres / 0.119 hectares in the City of Westminster. The site is accessed from Bravington Road and has been used as a food production facility for the past 30 years. The existing buildings provide a two storey factory and

office, a single storey store and a two storey Coachhouse. The Factory, office and store are to be demolished to make way for a terrace of 7 Mews houses. The Coachhouse is to be retained and converted to an impressive 4 bedroom detached house. The surrounding area is predominantly residential.



The Coachhouse

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## LOCATION

Queens Park is located only 2 miles north-west of Central London and has excellent transport links. Oxford Circus is only 16 minutes from Queens Park Station and Paddington only 7 minutes. It has historically offered better value for money for house buyers than the adjacent areas of

Ladbroke Grove, Notting Hill and Maida Vale. The price gap has closed in recent years as buyers recognise what Queens Park has to offer. A look at the coffee shops, restaurants, shops and gastro pubs now open in the area will tell you that this is an up and coming area.

- 200m / 0.1 mile to Queens Park Underground (Bakerloo Line) and Overground Station.
- 1 mile north of Notting Hill
- 1 mile west of Maida Vale
- 1 mile south to the A40 Westway
- Excellent local amenities nearby on Salusbury Road
- Queens Park is only 0.3 miles to the north

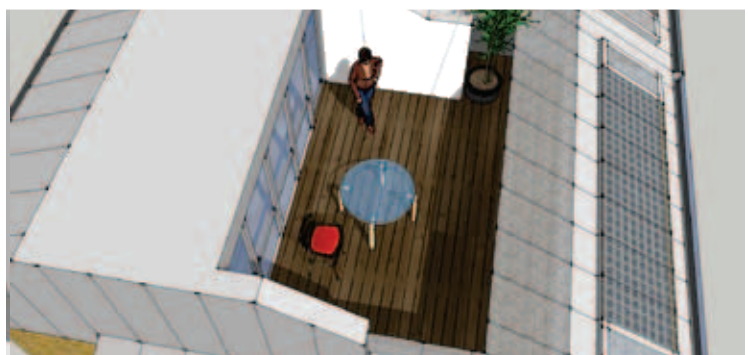
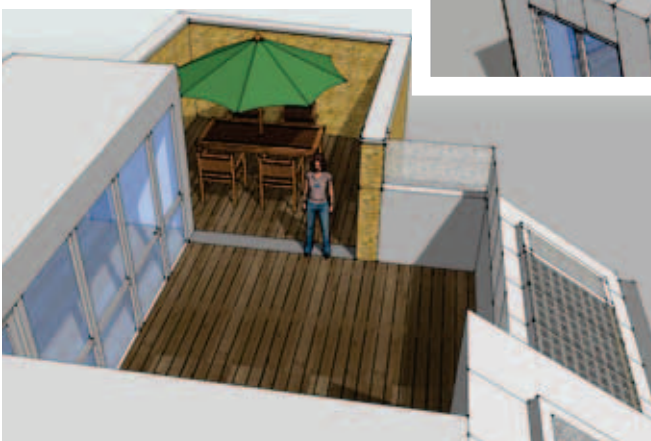
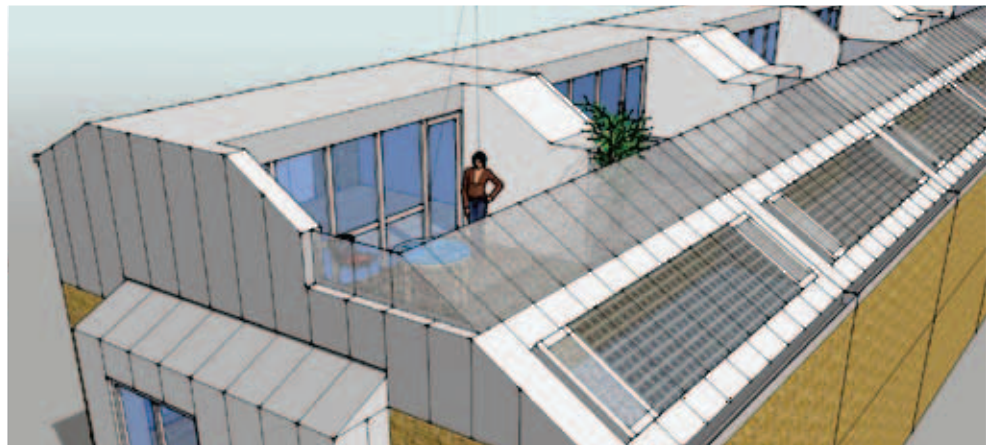
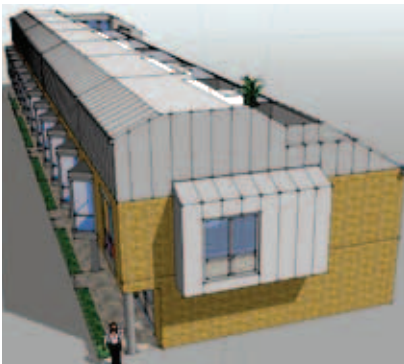


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## PLANNING

On 07 October 2010 Westminster City Council Granted Full Planning Permission for the redevelopment of the site comprising the construction of 6 X 3 bedroom and 1 X 4 bedroom two storey houses with terraces at second floor level and the refurbishment of the coachhouse to provide a

1 X 4 bedroom house and eight parking spaces. (Planning Reference 09/09358/FULL). Copies of the Planning Permission and a full set of drawings are available to download from website: [www.st-lukes-yard.com](http://www.st-lukes-yard.com).



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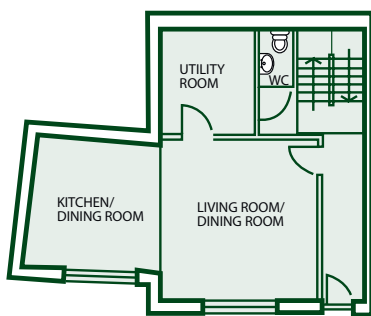
## CONSENTED SCHEME

HOUSE	TYPE	ACCOMMODATION					AREAS	
		BEDS	BATHS	REC	OUTSIDE SPACE	PARKING	GIA SQ M	GIA SQ FT
1	A	4	2	1	Terrace	1	138.4	1,490
2	B	3	2	1	Terrace	1	111.0	1,195
3	C	3	2	1	Terrace	1	110.8	1,193
4	C	3	2	1	Terrace	1	110.8	1,193
5	C	3	2	1	Terrace	1	110.8	1,193
6	C	3	2	1	Terrace	1	110.8	1,193
7	D	3	2	1	Terrace	1	113.1	1,217
8	E	4	3	1	Patio	1	153.1	1,648
<b>TOTAL</b>							<b>958.8</b>	<b>10,321</b>

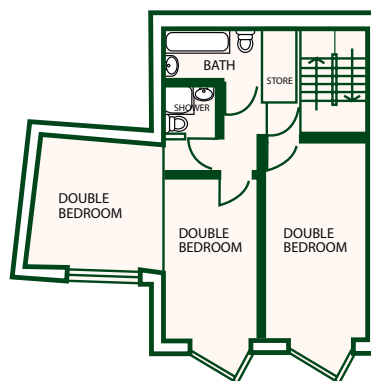
## FLOOR PLANS SHOWING PROPOSED LAYOUT FOR EACH HOUSE TYPE

### House Type A (No 1)

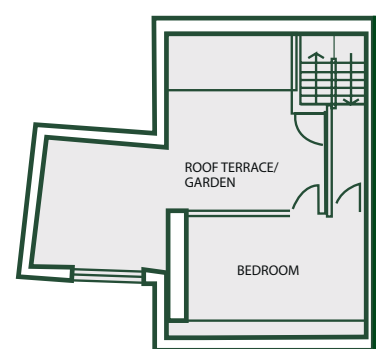
Proposed Ground Floor plan



Proposed First Floor plan

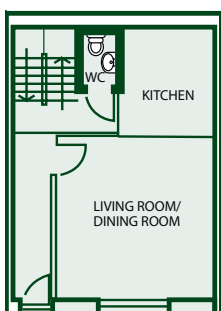


Proposed Second Floor plan

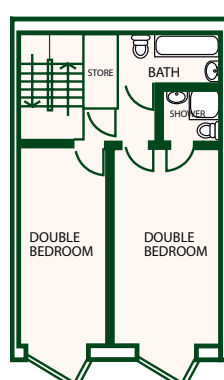


### House Type B (No 2)

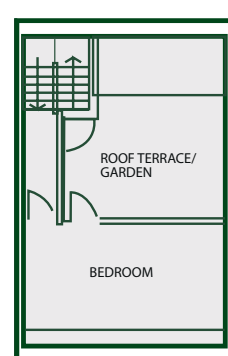
Proposed Ground Floor plan



Proposed First Floor plan



Proposed Second Floor plan

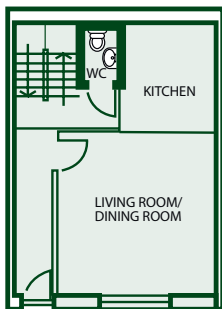


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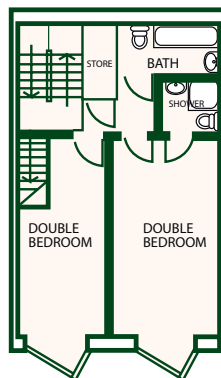
## FLOOR PLANS SHOWING PROPOSED LAYOUT FOR EACH HOUSE TYPE

### House Type C (No's 3-6)

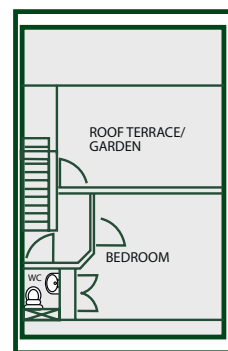
Proposed Ground Floor plan



Proposed First Floor plan

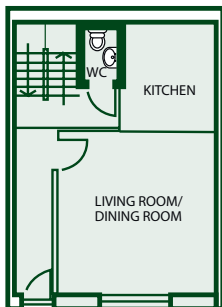


Proposed Second Floor plan

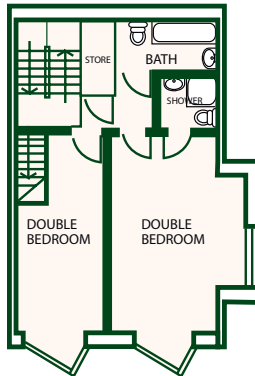


### House Type D (No 7)

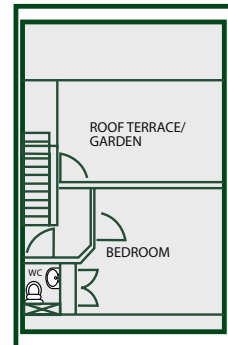
Proposed Ground Floor plan



Proposed First Floor plan

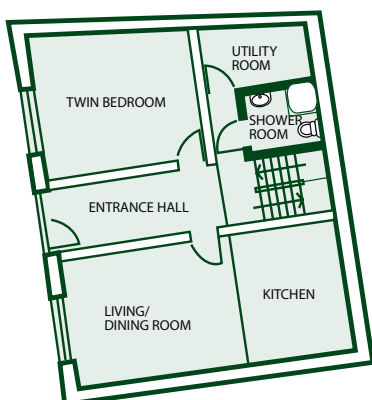


Proposed Second Floor plan

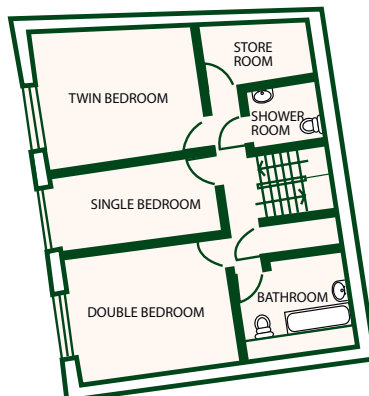


### House Type E (No 8)

Proposed Ground Floor plan



Proposed First Floor plan



# St Luke's Yard Bravington Road Queens Park LONDON W9 3AW

## PLANNING CONDITIONS

The main conditions relating to this planning consent are:-

- The development must achieve a "very good" BREEAM rating
- The environmental sustainability features must be provided before any part of the development is occupied. These are solar hot water panels, photovoltaic panels and water butts.
- A detailed environmental site investigation must be carried out before any demolition or excavation takes place (condition 17). Please see Environmental Issues below.
- "Public Art" must be maintained on the site. We understand that this condition relates to the former site occupiers name sign at the entrance to the development.



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## ENVIRONMENTAL CONSIDERATIONS

**PHASE I:** The current site owners have commissioned WSP Environment & Energy, renowned experts in assessing environmental risk to prepare a Phase I Geo-Environmental assessment of the site. This report, dated November 2010 can be assigned to the buyer, if required. The report concludes that the site presents a low / moderate risk of environmental sensitivity, and a low / medium risk of source-pathway-receptor linkages. It recommends a Phase II Intrusive Investigation, which was undertaken in January 2011.

**PHASE II:** A Phase II Intrusive Investigation has been undertaken and the results are expected shortly. We expect that the Environmental Planning Condition will be satisfied before the site is sold. Please speak to the sellers agent for further information.

## SERVICES

The site has mains gas, water, sewerage and electricity available, although the buyer should ensure they are adequate for the future use of the site.

## TENURE

This site is freehold.

## VAT

The property has not been Elected for VAT and VAT will not be payable on the purchase price.

## VIEWING

Appointments to view the site should be made directly with the selling agent. As the site is gated you will not be able to obtain access without an appointment.

**St Luke's Yard  
Bravington Road  
Queens Park  
LONDON W9 3AW**

**METHOD OF SALE**

The sellers preference is for an unconditional sale so bids on this basis are likely to be looked upon more favourably.

**FURTHER INFORMATION**

For further information please contact the sellers agent:-

**David Coleman MRICS  
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