LONDON DEVELOPMENT

SAVILLS DEVELOPMENT 2025 DEALS

The Savills London Development Land team transacted on 37 deals with a total land value of circa £500 million.



LANDMARK HOUSE& THAMES TOWER

Date	Q3 2025
Location	Hammersmith, W6
Price	Excess £80,000,000
Existing use	Cleared site
Size	1.39 acres
Summary	Cleared site adjacent to Hammersmith Broadway with potential for a wide range of uses, subject to obtaining the necessary consents.



101 NEWINGTON CAUSEWAY

Date	Q4 2025
Location	Elephant & Castle, SE1
Price	Excess £50,000,000
Existing use	Office
Size	0.64 acres
Summary	The property has potential for a significant number of co-living beds and a c.35,000 sq ft hotel.



THE RELAY BUILDING

Date	Q1 2025
Location	Aldgate, E1
Price	£45,000,000
Existing use	Office
Size	102,416 sq ft GIA
Summary	Grade A office, education and retail accommodation arranged over lower ground and six upper floors, as well as 207 residential apartments.



FULHAM ROAD PICTUREHOUSE

Date	Q3 2025
Location	Chelsea, SW10
Price	Confidential
Existing use	Cinema
Size	0.42 acres
Summary	Grade II Listed building extending to 46,267 sq ft, with multiple redevelopment options, subject to obtaining the necessary consents.



1-3 SUSSEX PLACE

Date	Q3 2025
Location	Hammersmith, W6
Guide Price	Excess £20,000,000
Existing use	Office
Size	0.45 acres
Summary	An existing 8-storey office building with significant redevelopment potential for alternative residential or living uses. Marketed on a subject-to-planning basis.



HOMEBASE STREATHAM

Date	Q2 2025
Location	Streatham, SW16
Price	£23,250,000
Existing use	Retail
Size	1.96 acres
Summary	Resolution to grant planning permission for the redevelopment of the site to 237 apartments - 156 private / 81 affordable.

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ESCA HOUSE

Date	Q4 2025
Location	Notting Hill, W2
Price	£21,000,000
Existing use	Office
Size	21,035 sq ft NSA
Summary	Consented scheme comprising 17 private residential apartments, extending to approximately 21,035 sq ft NSA.



28-32 PEMBRIDGE GARDENS

Date	Q1 2025
Location	Notting Hill, W2
Price	Confidential
Existing use	Sui Generis (student)
Size	26,058 sq ft GIA
Summary	Comprises three interconnected Grade II Listed buildings, with multiple redevelopment options, subject to obtaining the necessary consents.



CONFIDENTIAL

Date	Q1 2025
Location	Fulham, SW6
Price	£15,000,000
Existing use	Industrial
Size	2 acres
Summary	Former industrial land with significant potential for residential development. Sold unconditionally.



BRANCH HILL HOUSE

Date	Q4, 2025
Location	Hampstead, NW3
Price	£16,400,000
Existing use	Care home
Size	1.7 acres
Summary	Former care home with lapsed planning permission for a c.64,000 sq ft C3 residential scheme.



ONE VINCENT SQUARE

Date	Q2 2025
Location	Pimlico, SW1
Price	£14,250,000
Existing use	Office
Size	26,716 sq ft GIA
Summary	Existing office building with potential for residential conversion.



ROYAL STREET PLOT B

Date	Q4 2025
Location	Lambeth, SE1
Price	Confidential
Existing use	Car park
Size	0.30 acres
Summary	Planning permission for 133 apartments with 50% affordable housing.



320 NEW ROAD

Date	Q2 2025
Location	Hainault, IG6
Price	£10,000,000
Existing use	Office
Size	2.64 acres
Summary	A former office campus with planning permission for 52 Private houses and 34 affordable apartments.



TRUMPERS WAY

Date	Q2 2025
Location	Ealing, W7
Guide Price	Excess £10,000,000
Existing use	Cleared site
Size	1.65 acres
Summary	Planning permission for the redevelopment of a mixed-use scheme including 213 apartments and commercial space.



COLEBOOK COURT

Date	Q3 2025
Location	Chelsea, SW3
Price	£9,500,000
Existing use	Retail & residential
Size	24,482 sq ft GIA
Summary	Currently comprises ground and basement commercial use with 12 residential apartments above.

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35-53 BRITANNIA ROW

Date	Q1 2025
Location	Islington, N1
Price	£9,055,000
Existing use	Office / light industrial
Size	31,700 sq ft GIA
Summary	Culturally significant building providing the opportunity to convert to residential using permitted development rights.



10 QUEEN'S GATE PLACE

Date	Q3 2025
Location	Kensington, SW7
Price	£8,400,000
Existing use	Residential
Size	8,374 sq ft GIA
Summary	Very dated, Grade II Listed freehold building with excellent redevelopment potential.



EASTMOOR STREET

Date	Q2 2025
Location	Greenwich, SE7
Price	£8,000,000
Existing use	Industrial warehouse
Size	1.45 acres
Summary	Residential development opportunity with planning permission for 183 residential apartments.



15 AKENSIDE ROAD

Date	Q2 2025
Location	Hampstead, NW3
Price	£7,900,000
Existing use	Residential
Size	7,394 sq ft NSA
Summary	Residential investment with potential for value add via extensions and development.



6 CLARENDON DRIVE

Date	Q1 2025
Location	Putney, SW15
Price	£7,500,000
Existing use	Residential
Size	16,715 sq ft
Summary	Planning permission for seven large family houses.



DRAKE HOUSE

Date	Q2 2025
Location	Rickmansworth, WD3
Price	£7,325,000
Existing use	Office
Size	47,380 sq ft GIA
Summary	Vacant office building with prior approval to convert to 57 apartments.



RIVER HOUSE

Date	Q1 2025
Location	City of London, EC3
Price	£6,800,000
Existing use	Residential & serviced apartments
Size	12,506 sq ft GIA
Summary	Comprises a well-positioned retail unit across ground and basement floors, with 15 residential apartments above.



ALVER BANK

Date	Q2 2025
Location	Clapham, SW4
Price	£5,500,000
Existing use	Former care home
Size	0.74 acres
Summary	Former care home with potential for redevelopment to several alternative uses.



GREAT TOWER STREET

Date	Q1 2025
Location	City of London, EC3
Price	£5,200,000
Existing use	Residential & retail block
Size	7,023 sq ft GIA
Summary	Situated over eight floors, the property comprises 9 residential apartments and one retail unit.

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8 DILKE STREET

Date	Q3 2025
Location	Chelsea, SW3
Price	£5,050,000
Existing use	Residential & garages
Size	6,324 sq ft GIA
Summary	Grade II Listed residential development and refurbishment opportunity.



66 CAVENDISH ROAD

Date	Q3 2025
Location	Queens Park, NW6
Price	£4,500,000
Existing use	Vacant residential building
Size	0.27 acres
Summary	Planning consent for redevelopment into 23 private apartments.



53 GROVE ROAD

Date	Q4 2025
Location	Mile End, E3
Price	Joint venture
Existing use	Operating petrol station
Size	0.14 acres
Summary	Planning permission for 19 private apartments alongside associated amenity space and cycle storage.



WEMBLEY CENTRE FOR HEALTH

Date	Q3 2025
Location	Wembley, HAO
Guide Price	Excess £4,000,000
Existing use	Vacant health centre
Size	1.78 acres
Summary	Former administrative facilities for sale with the benefit of a residential pre-app. Offers invited on both conditional and unconditional basis.



6 GREENWICH VIEW PLACE

Date	Q4 2025
Location	Isle of Dogs, E14
Price	Confidential
Existing use	Data centre
Size	119,485 sq ft GIA
Summary	Currently used as a data centre and has a positive pre-app for a change of use to a living use.



ST GEORGE'S HOUSE

Date	Q2 2025
Location	Twickenham, TW1
Price	£2,500,000
Existing use	Office
Size	19,008 sq ft GIA
Summary	Offering asset management or redevelopment potential for alternative uses.



BRADLEY HOUSE

Date	Q1 2025
Location	Norbiton, KT2
Price	£2,350,000
Existing use	Office
Size	9,483 sq ft GIA
Summary	Unconsented permitted development opportunity.



665 HARROW ROAD

Date	Q3 2025
Location	Kensal Green, NW10
Price	£1,550,000
Existing use	Cleared site
Size	0.07 acres
Summary	Planning permission for a scheme providing 4 houses.



CONTINENTAL HOUSE

Date	Q3 2025
Location	Wembley, HA0
Price	£1,350,000
Existing use	Office building
Size	3,680 sq ft GIA
Summary	Mixed use investment/ development opportunity, multi-let to 27 tenants.

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SAVILLS LONDON DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities in your development. As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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