

# CLPD

INVESTMENT IN DESIGN

## IN REFLECTION

With the end of the year rapidly approaching, CLPD is delighted to look back at both, a strong and successful twelve months and most importantly ahead, with several exciting future projects for 2016 and beyond.

## PROJECT UPDATES

Clitheroe Road  
Heathcroft  
Ransome's Dock

Cheam Road  
Streatham Common

### RANSOME'S DOCK OPENING

The day following the reception the two apartments were launched on the market with agents Knight Frank and Douglas & Gordon, for offers of £3.5 million or more.

**SEE INSIDE FOR  
RELEVANT INDUSTRY NEWS  
OCTOBER LAUNCH PARTY**

## Cheam Road

This large project offers a perfect opportunity to illustrate CLPD's core belief of a sustainable aesthetic combined with cutting edge design; a building, which through its form and materials shows its ethical intent.

The intention is to revisit the existing development plans, which have already achieved planning consent, to deliver a more contemporary and sustainably driven building on the site. The sustainable credentials will be clearly referenced with living walls and timber shingles indicating our green approach throughout the development. Award winning British and European sustainable buildings will also be referred to in the design.

The build will be radically different to the adjacent building styles. The emerging proposal is for two blocks, of three or four storeys, which will house 21 units. The blocks will be positioned at the front and rear of the site.

Our proposal includes units of one, two and three bedrooms, including one adaptable disabled unit at ground level. We are still open to discussion as to the exact mix of unit size and numbers. Parking will be provided with an underground parking level at the back of the site, as well as three above ground spaces, which will include provision for a disabled space.



*Cheam Road in drawing*

**P**roject Clitheroe Road in Stockwell has now sold and will complete this month, when returns will be paid. Properties on the market include Heathcroft in Ealing and the just released to the market, Ransome's Dock in Battersea. Heathcroft has received two offers of £2.3 million, which were declined, and we remain hopeful of an acceptable offer in the near future, further to increased interest and viewings.

## Streatham Common South

CLPD is delighted to report that full planning permission has now been given for this two-house development being built on a vacant plot in Streatham.

Objections from the neighbours have been mostly overcome thanks to our inclusive and detailed communication strategy.

We are still in discussion with 2 of the neighbours - although this is unlikely to delay the project - but 95% are now fully on board and looking forward to seeing the development started.



*Streatham Common South in drawing*

We are in the process of appointing a contractor for Stage One of the build. Work will start this month and should take around five months to complete. Meanwhile, we are preparing the tender package for Stage Two of the build, which will go out before Christmas, as well as creating all the plans for the interior design.

An initial valuation for the development has come in at £3.5 million, £500k more than our own projection. Further valuations will, of course be sought as the project continues.



## Ransome's Dock Party

It was all hands on deck at Ransome's Dock as we prepared the two apartments to welcome guests for the launch party on October 15th. As the last glass was polished and the vacuum put away in the cupboard, our first guests arrived and soon the entire space was full of smiling faces and the sound of 'ooh's and ah's' as every corner of both flats was examined. We drank cocktails and enjoyed canapés from Orrery. The ambience was set by DJ, Heidilicious.



## Industry News

There has been positive news for the property industry in recent days with analysts JLL predicting an increase to the average house price in the South East of 26.4% by 2020. This is due to improved job prospects, rising wages and a more stable economy. The South East will be the leading area for growth, followed by the East and then Greater London, with a 24% increase being forecast.

*CLPD Note: The above may offer an explanation of why Heathcroft, our property in Ealing, has yet to sell. Having said that, recent weeks have seen an increase in viewings - including a few second and third viewings - and we are hopeful of receiving an acceptable offer soon, having rejected two of £2.3 million. In addition, certain types of property in this £1 million plus market, seem reasonably fluid due to lack of available product, such as large, lateral apartments like Ransome's Dock.*

In another study carried out by Hamptons International, now is the best time to buy a property in 13 years due to low mortgage rates, rising wages and falling utility bills. House prices in the UK will rise by 3% next year and at least 4% in 2017.

Finally, research by Knight Frank shows that the Treasury is earning less for the sale of Britain's most expensive homes, following the Chancellor's reform of Stamp Duty last year. The value of properties bought and sold in Westminster, Kensington and Chelsea and Hammersmith and Fulham, is down, meaning that stamp duty revenue clearly is too. Writing in the Mail on Sunday, Jason Rees-Mogg MP says that George Osborne's stamp duty rise may have been good politics but it is distorting the market and effectively cutting government income.