

# Investment Overview

30 – 32 Staines Road | Hounslow, London TW3



## Investment Overview

Land Size	15,246 sq ft
Land Use	Mixed-use development
Land Price	£4.3m
Projected IRR	21%
GDV	£17.7m
Timeframe	24 months
Date of Acquisition	October 2016
Deal Arranger/ Partner	UPC



## Investment Thesis

**Strategy:** Building affordable residential homes in an area with strong owner-occupier demand due to workplace connectivity and improved amenities.

Hounslow is well-served by the Piccadilly Line offering commuters direct access to Central London. It is also close to Heathrow Airport, which currently employs 76,000 individuals.

## Investment Highlights

**Opportunity:** Mixed-use development with planning permission for 38 apartments and one A1 retail unit.

**Regeneration:** Hounslow Town Centre is undergoing a £18.5m regeneration which will provide new retail units, cafes and a 10 screen multiplex cinema by 2020.

**Partners:** Odyssey Partners and Unique Property Group have three ongoing projects.

## Market Overview

**Location:** The development is a 5-minute walk from Hounslow Station, which is on the Piccadilly Line. Located in Zone 4, the area boasts excellent connectivity to Central London and Heathrow airport, which is 3 miles west of Hounslow.

**Description:** New build scheme comprising 9 one-bedroom apartments, 28 two-bedroom apartments and 1 penthouse as well as one A1 retail unit.

**Supply:** Developed by Barratt Homes, High Street Quarter will see 528 new homes (216 affordable) and is set to be completed by 2021.

**Demand:** The expansion of Heathrow airport is expected to generate 70,000 jobs in the local area by 2030, creating demand for homes in the area. The current population of Hounslow is 274,300, and is expected to grow 16.3% by 2039.

