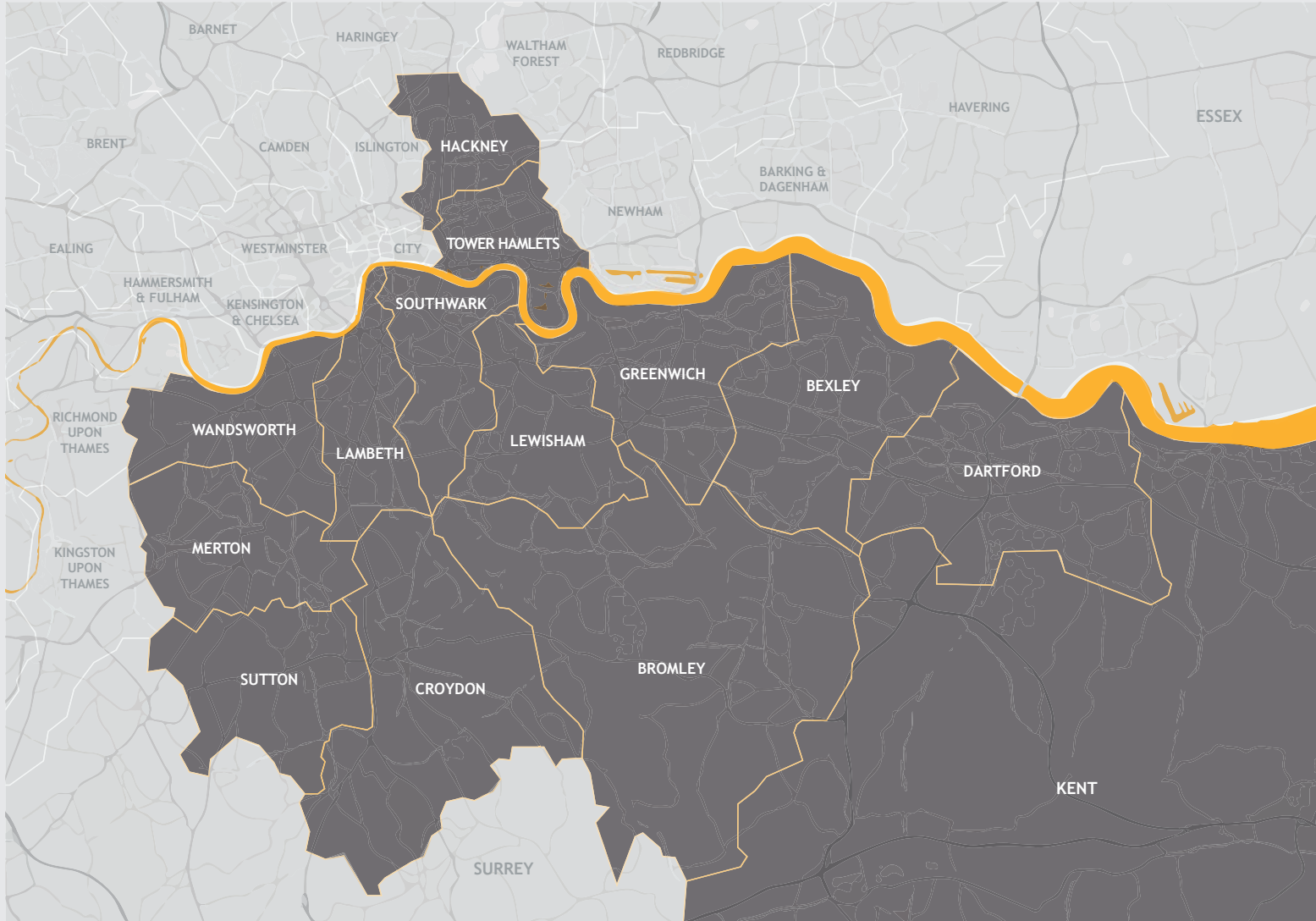

ANSUN

LONDON'S DEVELOPMENT
CONSULTANT

VOLUME I

ABOUT US



ANSUN Property is a leading London based development consultancy specialising in the acquisition and disposal of brownfield sites with potential for residential development.

Our expertise is in identifying opportunities where developers can add value through planning permission or strategic asset management. Our considerable knowledge of the development market and creative approach to delivering maximum value, has enabled us to become one of the most active development consultancies in South/East London and Kent.



67 SOUTHWARK STREET, LONDON SE1

LANDMARK DEVELOPMENT



Acquisition of an existing office building with the benefit of full planning permission for the development of a 16 storey mixed use scheme.

Scheme – 9 x Luxury apartments;
16 storeys

Borough – Southwark
Existing use – Office

Vendor/Selling agent – GM Real Estate
Purchaser – Private Client

Project value – £20,000,000



1-9 RATCLIFFE CROSS STREET, LONDON E1

RESIDENTIAL DEVELOPMENT SITE



Identified and delivered development opportunity with planning permission for a mixed use scheme comprising 78 apartments in the City Fringe.

Scheme – 78 x Residential apartments

Borough – Tower Hamlets

Existing use – Car repairs centre

Vendor/Selling agent – Strettons

Purchaser – Notting Hill Housing Group

Project value – £30,000,000



MILTON STREET, MAIDSTONE ME16

RESIDENTIAL DEVELOPMENT SITE



Delivered consented development site with planning permission for 22 dwellings to housing association, off market.

Scheme – 22 x Social housing units

Borough – Maidstone

Existing use – Business Centre

Vendor/Selling agent – Private individual

Purchaser – Hyde Housing Association

Project value – £5,000,000



PECKHAM ROAD, LONDON SE5

PETROL FILLING STATION



Acquisition of small petrol station portfolio from Rontec including site in Camberwell with planning permission for the development of 9 apartments and a retail space to let to Sainsbury's.

Scheme – 9 x Private flats

Borough – Southwark

Existing use – Petrol Station

Vendor/Selling agent - Rontec

Purchaser – Private client

Project value – £7,000,000



HAYDONS ROAD, LONDON SW19

PETROL FILLING STATION



Part of Rontec Portfolio the site was acquired off market with a pending planning application for a mixed use development comprising 9 flats and retail space let to Sainsbury's.

Scheme – 9 x Private flats

Borough – Merton

Existing use – Petrol Filling Station

Vendor/Selling agent – Rontec

Purchaser – Private client

Project value – £7,500,000



THE CRICKETERS PUBLIC HOUSE, MITCHAM CR4

PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL



Acquired a public house with development potential on behalf of a private client. Site is currently pending planning permission for residential development comprising 10 flats.

Scheme – 10 x Private flats

Borough – Merton

Existing use – Derelict Public House

Vendor/Selling agent – Savills

Purchaser – Private client

Project value – £4,000,000



BRITISH QUEEN, PICTON STREET, LONDON SE5

PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL



Acquired public house with development potential unconditionally of planning from the Wellington Pub Company. (Reuben Brothers)

Scheme – Unconsented

Borough – Southwark

Existing use – Public House

Vendor/Selling agent – Wellington Pub Company

Purchaser – Private client

Project value – £5,000,000



65 DECIMA STREET, LONDON SE1

COMMERCIAL FREEHOLD



Off market disposal of commercial freehold with development potential. ANSUN acted jointly with London warehouse experts London Lofts.

Scheme – Commercial Investment

Borough – Southwark

Existing use – Warehouse

Selling agent – ANSUN/London Lofts

Purchaser – High Net Worth Individual

Project value – £2,000,000



THE LOUNGE PUBLIC HOUSE, CHISLEHURST BR7

ASSET MANAGEMENT



Advised leaseholders on disposal strategy, delivering above market value. Subsequently advised freehold purchaser through acquisition and let ground for retail space as a Co-Operative Food Convenience Store.

Scheme – 8 x Private flats +
3 x 3 bed houses + Ground floor Retail

Borough – Bromley
Existing use – Public House

Vendor/Selling agent – Enterprise Inn
Purchaser – Private client

Project Value – £7,000,000



16-22 BROWNHILL ROAD, LONDON SE6

DEVELOPMENT ADVICE



Identified and advised on client acquisition of freehold property sold through Allsop auction. Planning permission obtained for mixed use development comprising 19 flats and retail space.

Scheme – 19 x Private flats +
Ground floor retail

Borough – Lewisham
Existing use – Derelict

Vendor/Selling agent – Transport
for London

Purchaser – Imani Group

Project Value – £8,000,000



64 OFFLEY ROAD, OVAL SW9

RESIDENTIAL DEVELOPMENT SITE



Delivered acquisition of off market development site in prime London location. Purchaser successfully obtained planning permission for luxury development. ANSUN sold the site with the benefit of planning permission.

Scheme – 4 x Luxury apartments + Ground floor retail

Borough – Lambeth

Existing use – Warehouse

Vendor/Selling agent – Private individual

Purchaser – Buxton Building Contractors

Project Value – £4,000,000



WHO WE ARE

ANSUN

LONDON'S DEVELOPMENT
CONSULTANT



Tom has a considerable track record of identifying and delivering off market development opportunities in South/ East London and Kent. He has an excellent understanding of the market and works closely with his clients advising them confidently through the acquisitions process. Tom's skill is in structuring and negotiating complex transactions to ensure that his clients achieve the best return, as well recognising how they can add significant value through planning.

TOM CASTRO
MANAGING DIRECTOR

tom@ansun.co.uk

Tom works with a select group of private clients who currently have in excess of £150m of funding available to invest in the London property market.

He also works closely with a number of Housing Associations including members of the G15.

Tom has managed over 100 acquisitions and disposals as well as managing a number of private property portfolios.



George is responsible for identifying new opportunities in key growth areas in London and Kent. His ability to source sites with development potential before the rest of the market is second to none. His honest and considered approach with land owners continues to deliver ANSUN with important new leads.

George works closely with a client base of high net worth individuals acquiring small to medium sized development sites and commercial investments with asset management potential.

GEORGE CURTIS
ASSOCIATE

george@ansun.co.uk
