



98A CURTAIN ROAD, SHOREDITCH, EC2A 3AA

BRIDGE.CO.UK | 0207 749 1400

BRIDGE LAND



**SITE ACQUISITION
PROJECT FUNDING
PLANNING CONSULTATION**

**MARKET EXPERTISE
VALUE ENGINEERING
MARKETING ADVICE**



DEVELOPMENT SITES



SOLD

256 WATERLOO ROAD

WATERLOO, SE1 22 APTS



SOLD

WOODSER STREET

SPITALFIELDS, E1 9 APTS



SOLD

FLORIDA STREET

BETHNAL GREEN, E2 22 APTS



SOLD

FARRANCE ROAD

POPLAR, E14 74 APTS



SOLD

LINK HOUSE

BOW, E3 29 APTS



SOLD

ROMAN SQUARE

BOW, E3 28 APTS



SOLD

STEPNEY WAY

STEPNEY, E1 69 APTS



SOLD

CEASER COURT

BETHNAL GREEN, E2 14 APTS



SOLD

PLUMBERS ROW

WHITECHAPEL, E1 18 APTS



SOLD

CROWN WHARF IRONWORKS

FISH ISLAND, E3 75 APTS



SOLD

OMEGA WORKS

FISH ISLAND, E3 50 APTS



SOLD

417 RIVERSIDE

FISH ISLAND, E3 82 APTS



SOLD

CONNAUGHT WORKS

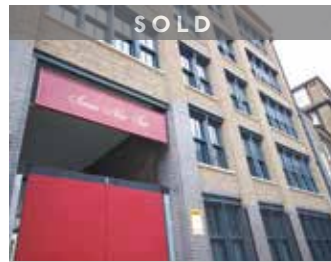
VICTORIA PARK, E3 75 APTS



SOLD

EAGLE WORKS

BRICK LANE, E1 59 APTS



SOLD

NEW INN BROADWAY

SHOREDITCH, EC2 34 APTS



SOLD

CARMINE WHARF

LIMEHOUSE, E14 83 APTS



SOLD

HATCHAM MEWS

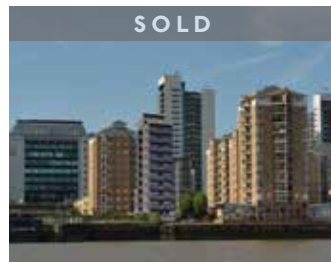
NEW CROSS, SE14 22 APTS



SOLD

ALFRED STREET

BOW, E3 9 APTS



SOLD

VIRGINIA QUAY

EAST INDIA, E14 18 APTS



SOLD

NEW TIGERS HEAD

LEWISHAM, SE13 9 APTS

DEVELOPMENT SITES



SOLD

RAILWAY TAVERN

RAILWAY TAVERN, E2 6 APTS



SOLD

THE FOUNTAIN APARTMENTS

BETHNAL GREEN, E2 9 APTS



SOLD

DOCK STREET

TOWER HILL, E1 14 APTS



SOLD

JERSEY STREET

BETHNAL GREEN, E2 8 APTS



SOLD

KING EDWARD ROAD

BETHNAL GREEN, E9 75 APTS



SOLD

VICTORIA WHARF

VICTORIA PARK, E2 70 APTS



SOLD

DEAL STREET

SHOREDITCH, E1 35 APTS



SOLD

BOSS HOUSE

LONDON BRIDGE, SE1 105 APTS



SOLD

WALKER HOUSE, BOUNDARY STREET

SHOREDITCH, E2 16 APTS



SOLD

WILTON WAY SCHOOL

HACKNEY, E8 37 APTS



SOLD

WELLINGTON ROW

SHOREDITCH, E2 1 APT



SOLD

PITFIELD STREET

HOXTON, N1 9 APTS



SOLD

43 MARE STREET

LONDON FIELDS, E8 68 APTS



SOLD

CAROLINE STREET

LIMEHOUSE, E1



SOLD

COMMERCIAL ROAD

WHITECHAPEL, E1 300 APTS



SOLD

419 RIVERSIDE

HACKNEY WICK, E3 70 APTS

Established in 1989, Bridge has had a prominent presence in the land market for over 25 years.

Bridge has successfully brought together land owners and developers in both off-market and open market conditions in Central and Greater London.

Our history of successful acquisitions across London has enabled us to develop strong relationships with land owners and developers.

Through our in-depth knowledge of the market we are able to advise on the accurate valuation of sites with or without planning. Bridge assist in the full process from pre-planning consultation to the sale of land or buildings. We can recommend trusted architects with specific local expertise to release the full potential of the site.

Our clients have immediate access to the company directors who will be happy to discuss your requirements in the strictest confidence.

SITE IDENTIFICATION & ACQUISITION

Bridge has over 25 years of experience in identifying and acquiring land for development in London, primarily in East London.

Our market experience enables us to identify potential sites for our comprehensive range of clients. Bridge prides itself on its ability to identify sites with strong potential for profit gain.

The land team at Bridge sets itself apart from other agents by working to assess the viability of any potential scheme before approaching our clients, ensuring they receive a considered opportunity. This experience and expertise has resulted in us acquiring countless sites for our clients.

CASE STUDIES



TREDEGAR ROAD

BOW, E3

90 APTS



PITFIELD STREET

SHOREDITCH, N1

9 APTS



CORLEYS TAVERN

ISLINGTON, N1

9 APTS

Bridge acquired this site directly from the owner who was using it as a warehouse. Delivered successful planning for 90 residential apartments including successfully minimizing the social housing within the scheme. Sold to a major house builder. **Approximate Project Value £20m.**

Bridge acquired this former church on behalf of a client and helped to deliver planning for 9 luxury apartments and a ground floor retail unit. **Approximate Project Value £3.1m.**

Originally a pub, the site was purchased unconditionally from the vacating owners. Detailed planning was delivered for 9 luxury apartments. Scheme re-branded as The Canonbury Apartments and all sold by Bridge New Homes. **Approximate Project Value £4.3m.**



SUTTONS WHARF NORTH

BETHNAL GREEN, E2

650 APTS



COMMERCIAL ROAD

LIMEHOUSE, E14

300 APTS



SUTTONS WHARF SOUTH

BETHNAL GREEN, E2

200 APTS

Acquired Suttons Wharf North for a client. A stunning 4 acre site bordered by the Regents Canal in Mile End. Bridge helped to gain detailed planning consent for 650 flats with commercial space and community uses. The North section of the site was designated as social housing and was sold to a housing association and has been built out. **Approximate Project Value £175m.**

Bridge assisted a client to gain detailed planning consent for 300 apartments and office/retail space. The scheme incorporated a 15 storey tower and a central courtyard. Delivery of planning permission was dependent on complex negotiations with adjoining property owners regarding rights of light and neighboring development proposals. **Approximate Project Value £90m.**

Bridge acquired part of a 4 acre site in Mile End and helped to secure planning consent with commercial space and community uses. Being such a large proposal an Environment Impact Assessment was required.

SITE VALUATION AND SALE

Bridge can provide swift valuations of properties with or without planning permission.

Bridge can value the potential of a site, this is based on our track record of successful planning applications, providing site owners with an accurate idea of what they can achieve.

Bridge has fostered a strong relationship between both land owners and developers, we have a network of reliable diverse buyers looking for a wide range of development opportunities.

CASE STUDIES



ANDRE STREET

E8

9 APTS

Bridge worked with a partner land agent to value and agree a sale on this site. Subsequently worked with the buyer and their architect to rework the plans and increase the desirability and value of the residential element of the site ready for development sales. **Approximate Project Value £5.1m.**



48 LEYTONSTONE

STRATFORD

9 APTS

Bridge were instructed in the off market sale of this site close to Maryland station in Stratford. **Approximate Project Value £2.7m.**



CROWN WHARF/IRON WORKS

FISH ISLAND

77 APTS

Bridge were instructed to market this site with planning permission, selecting the best buyer and negotiating a prompt exchange of contracts. **Approximate Project Value £19m.**



BURFORD WHARF

STRATFORD

65 APTS

Bridge were instructed by the vendor to market this site with planning permission and negotiated a prompt exchange of contracts. **Approximate Project Value £14m.**



COLLENT STREET

HACKNEY, E9

54 APTS

Bridge were instructed to market the site by the vendor and we approached a selected group of clients. We identified a client who offered an acceptable exchange. The deal included overage payment which was achieved to the satisfaction of the vendor and the purchaser. The scheme was value engineered and the target rate per sq. ft. was raised to over £700psf, a record in this location. Contracts were exchanged within 28 days and completion 28 days after. **Approximate Project Value £20m.**



9-19 CAROLINE STREET

E1

6 APTS

Bridge were instructed to sell this unique heritage building in Limehouse. We were instructed to sell this site off market without planning permission, selecting the best buyer and negotiating a very prompt exchange. **Approximate Project Value £7m.**

PROJECT MANAGEMENT & JOINT VENTURES

Bridge has great experience helping clients get the most from their developments, understanding that in an ever-changing market value can be created, or lost at any stage of the development process.

Bridge works alongside our clients to help their developments reach their full potential.

Our clients look to us for help and advice in 3 main areas:

Planning permission – Bridge help to acquire planning permission by assisting in the preparation and consultation with a knowledgeable planning team, in order to get the best possible outcome as swiftly as possible.

Value-engineering – Bridge evaluates the best use of land and creates bespoke strategies to maximise value. We take care of the sales/development process from start to completion, making sure value is added wherever possible.

Marketing – Bridge land work hand in hand with the new homes team in launching a number of developments and can help make sure your development reaches the right buyers.

CASE STUDIES

VALUE ENGINEERING



HATCHAM MEWS

NEW CROSS, SE14

16 APTS

Bridge worked with a client to successfully win the tender on this site which had permitted development and advised on a re-worked PD application and subsequent planning permission to increase the number of apartments.

PROJECT MANAGEMENT



HOXTON STREET

N1

9 APTS

Bridge worked with our client post planning permission to maximise salability and profit through layout re-planning and guidance on internal specifications.

BRANDING AND MARKETING



CALVIN STREET

SPITALFIELDS, E1

24 APTS

Bridge were brought in to sell this development after the vendor had secured their own planning. An un-inspiring scheme, Bridge New Homes used a sophisticated approach to brand and market the development, achieving high £/sq ft.

BRANDING AND MARKETING



LONGITUDE WHARF

VIRGINIA QUAY, E14

25 APTS

Being located on the river, in an exclusive part of London, Bridge identified the developer would need to utilise top end branding and marketing for this development. Working with our partner design agent, Longitude Wharf was created – a brand to sit shoulder to shoulder with London's finest addresses.

PLANNING PERMISSION



PETERLEY BUSINESS CENTRE

BETHNAL GREEN E2

200+ APTS

Bridge assisted the vendor to obtain consent on this collection of industrial units for over 200 apartments and commercial space.

PLANNING PERMISSION



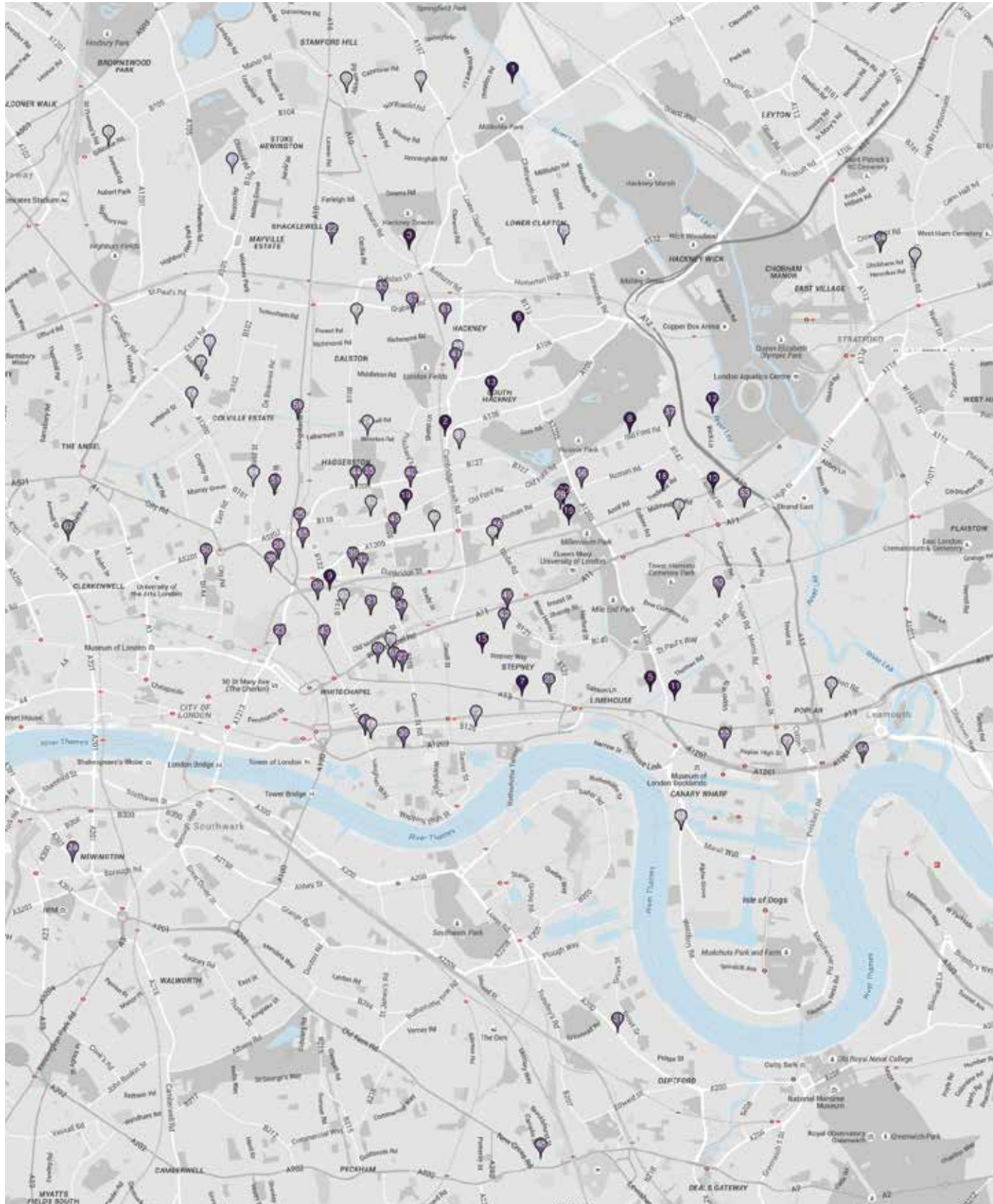
RIVERDALE BUSINESS CENTRE

LEWISHAM SE13

137 APTS

Bridge acquired this site on behalf of a client and helped to obtain planning permission for the conversion of this office building to 137 residential apartments.

DEAL MAP



DEAL MAP

MAP	DEVELOPMENT	POSTCODE	APTS	MAP	DEVELOPMENT	POSTCODE	APTS	MAP	DEVELOPMENT	POSTCODE	APTS
1	417 Riverside	E3	82	33	Bauhaus	E8	21	65	Walker House	E2	16
2	43 Mare Street	E8	68	34	Brick Lane Apartments	E1	14	66	Westferry Road	E14	18
3	Andre Street	E8	51	35	Caesar Court	E2	14	67	Wilton Way School	E8	37
4	Boss House	SE1	105	36	Calvin Street	E1	24	68	39 Westferry Road	E14	5
5	Carmine Wharf	E1	83	37	Chapel Ford Lofts	E3	14	69	48 Leytonstone	E15	9
6	Collent Street	E9	54	38	Christina Street	EC2	16	70	Aberfeldy Tavern	E14	9
7	Commercial Road	E1	300	39	City Pavillion	E1	12	71	Alfred Street	E3	9
8	Connaught Works	E3	75	40	Claremont	E2	49	72	Cable Street	E1	9
9	Eagle Works	E1	59	41	Cyntra Place	E8	14	73	Caraway Heights	E14	4
10	Fairfield Road	E3	52	42	Dock Street	E1	14	74	Cester Street	E9	4
11	Farrance Street	E14	74	43	East One Apartments	E1	14	75	Chelmer Mews	E9	5
12	Iron Works	E3	75	44	Elizabeth Court	E2	34	76	Corley's Tavern	N1	9
13	King Edward's Road	E9	64	45	Florida Street	E2	18	77	Elizabeth Avenue	N1	4
14	Riverdale House	SE13	137	46	Globe Apartments	E2	14	78	Ensign Street	E1	8
15	Stepney Way	E1	69	47	Hanover Square	E3	28	79	Fieldgate Street	E1	9
16	Suttons Wharf	E2	650	48	Hatcham Park Mews	SE14	16	80	Gillespie Road	N5	4
17	The Regency	E18	97	49	Hayfield Yard	E1	19	81	Harmony House	N16	8
18	Tredegar Road	E3	90	50	Hill House	EC1	12	82	Jersey Street	E2	8
19	Verdigris Gardens	E2	53	51	Hoxton Street	N1	14	83	Mortimer Street	W1	9
20	Victoria Wharf	E2	70	52	Knapp Road	E3	19	84	Pitfield Street	N1	9
21	I Deal Street	E1	35	53	Link House	E3	29	85	Roman Apartments	E8	8
22	17 Shacklewell Lane	E8	14	54	Metro, Chandos Road	E15	20	86	Rossendale Street	E5	7
23	196 Bishopgate	EC2	17	55	Poplar High Street	E14	16	87	Sanctuary Mews	E8	8
24	256 Waterloo Rd	SE1	22	56	Portunus Apartments	E3	14	88	Sceptre Road	E2	9
25	4 Hackney Road	E2	14	57	Rosoman Street	EC1	12	89	The Glass Factory	N1	5
26	4 Westport Street	E1	14	58	Settle Street	E1	14	90	The Quarters	N16	4
27	48 Myrtle Street	E1	11	59	Sheldon Building	N1	14	91	Wadeson Street	E2	8
28	7 New Inn Broadway	EC2	34	60	Space Works	E1	20	92	Wellington Row	E2	29
29	Arlington	E2	24	61	The Spectrum	E8	14	93	Woodseer Street	E1	9
30	Artichoke Hill	E1	38	62	Trinity Mews	E1	28				
31	Baltic Wharf	SE8	10	63	Vallance Road	E1	24				
32	Bath House	E2	45	64	Virginia Quay	E14	18				



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