



Pocklington Lodge, Rylett Road, London, W12 9PQ

UNIQUE OPPORTUNITY TO ACQUIRE A 50-BED RESIDENTIAL INVESTMENT,
WITH PLANNING PERMISSION FOR AN ADDITIONAL 16 RESIDENTIAL UNITS

NEWMARK



Summary

- Unique opportunity to acquire a 50-bed residential investment opportunity with planning permission for an additional 16 units and amenity space
- Located in the affluent and desirable Ravenscourt Park
- Excellent transport links being 0.3 miles from Stamford Brook Underground Station
- Existing Gross Internal Area (GIA) of 3,406 sq m (36,662 sq ft)
- Proposed Gross Internal Area (GIA) of 4,211 sq m (45,326 sq ft)
- Site area of c. 0.24 hectares (0.6 acres)
- Freehold, subject to the existing tenancies – 27 apartments let on Assured Shorthold Tenancies (ASTs) and 22 let on Assured Tenancies
- We understand that the current use is Use Class C3
- Current rent of approximately £615,000 per annum
- Price on Application





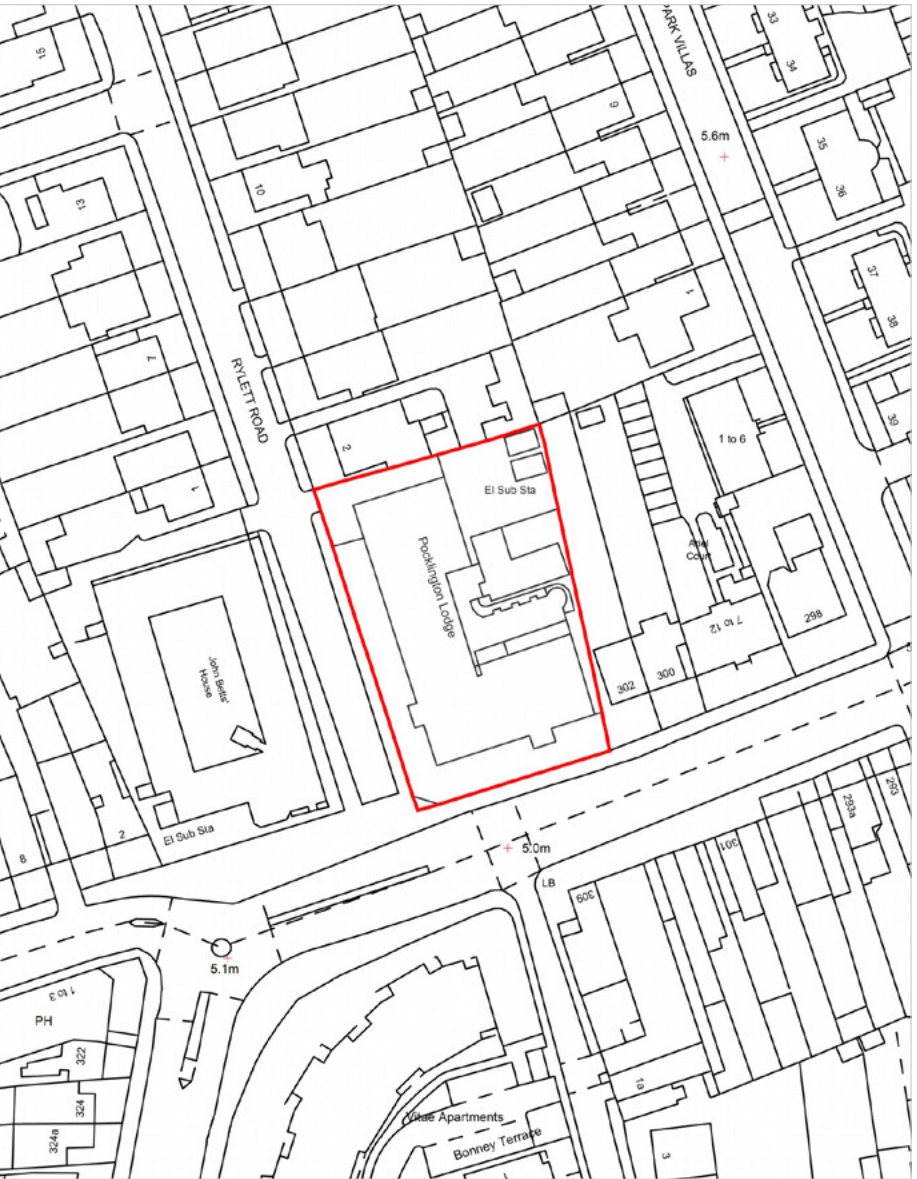
LOCATION

The property is located on Rylett Road within the London Borough of Hammersmith and Fulham in an affluent and highly desirable area. The property occupies a prominent corner position and is conveniently located approximately 7 minutes' walk from Stamford Brook Underground Station, which provides District Line services into Central London.

Goldhawk Road Underground Station (Hammersmith & City and Circle Line services) is also approximately 17 minutes' walk from the property.

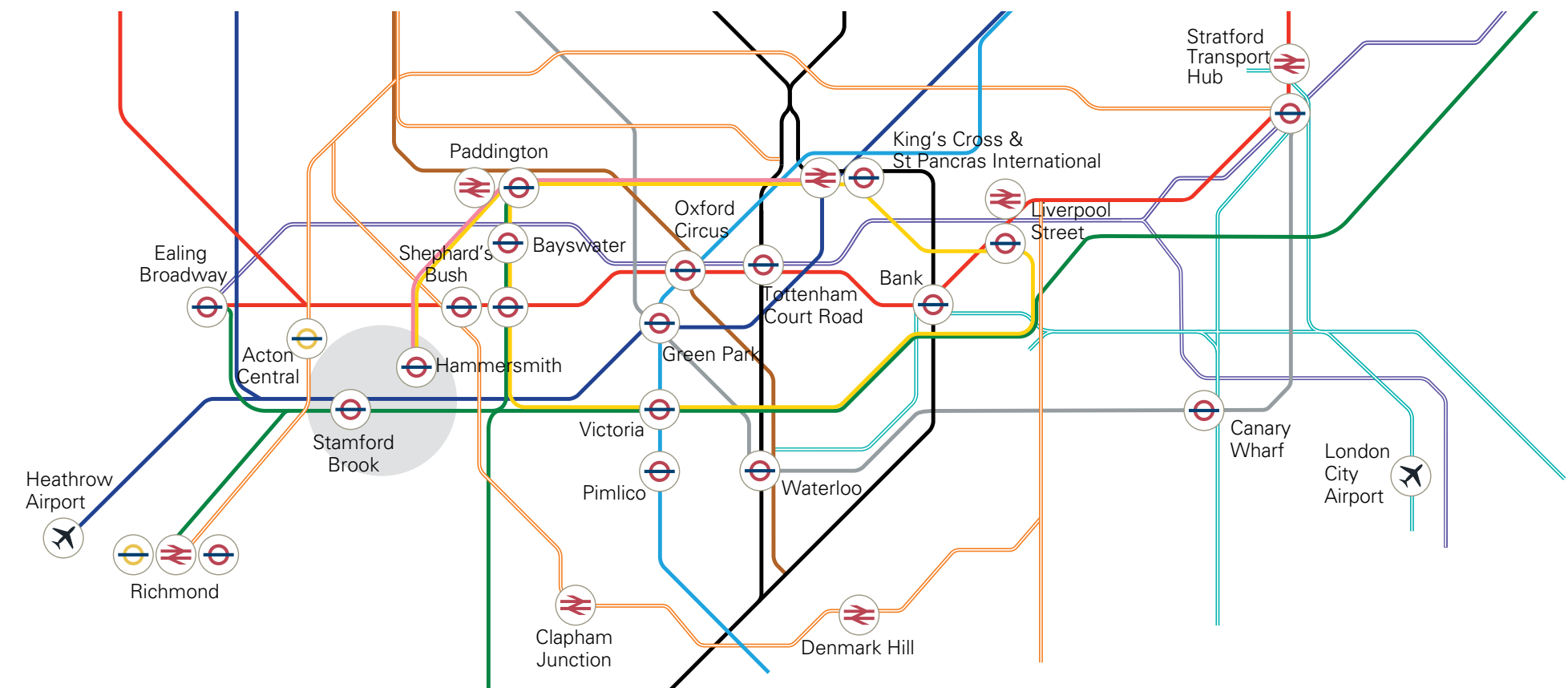
Local road links are excellent with the A4 being 1.5 miles to the south, providing convenient access to Junction 1 of the M4 and the surrounding motorway network.

The property is situated in a predominantly residential area, neighboured to the north by a two-storey detached houses and to the east by principally four storey semi-detached Victorian housing. Ravenscourt Park is a popular location among families, professionals and investors who value the surrounding green spaces, excellent amenities, strong community and reliable transport links.

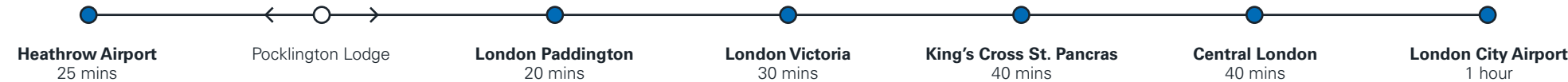


© Crown Copyright 2025. Licence no. 100019064. Not to scale.

CONNECTIVITY



Local Destinations



DESCRIPTION

The property comprises an attractive purpose-built residential block constructed in the 1990s, consisting of 50 self-contained apartments (including a guest flat) and former caretaker's house (known as Garden House), providing accommodation for blind or partially sighted people.

The accommodation includes staff offices, communal rooms, including residents' lounge's and a basement, which is currently used for storage.

The property fronts onto Rylett Road which provides both pedestrian and vehicular access to the property. The property can also be accessed by pedestrians from Goldhawk Road. There is no vehicular access between Rylett Road and Goldhawk Road and vehicular access to the property is gained via Ashchurch Park Villas. There is parking for 4 cars on site.

Garden House

Comprises a two-storey detached chalet style house with a small garden, formerly occupied by the caretaker. Garden House is currently vacant and requires refurbishment to bring it back into use.

Services

The property is served by mains electricity, gas, water and drainage services. There is one eight person lift which serves all floors and two staircases within the property, one in each wing.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Areas (GIAs):

EXISTING AREAS		
Accommodation	Floor Area (Sq m) (GIA)	Floor Area (Sq ft) (GIA)
MAIN BUILDING		
Basement	95	1,022
Ground Floor	945	10,210
First Floor	919	9,896
Second Floor	880	9,471
Third Floor	412	4,438
Sub Total	3,251	35,037
GARDEN HOUSE		
Ground Floor	116	1,248
First Floor	35	377
Sub Total	151	1,625
Total	3,406	36,662

PROPOSED AREAS		
Accommodation	Floor Area (Sq m) (GIA)	Floor Area (Sq ft) (GIA)
MAIN BUILDING		
Basement	122.7	1,321
Ground Floor	945.4	10,176
First Floor	898.1	9,667
Second Floor	876.5	9,434
Third Floor	728.5	7,841
Fourth Floor	380.1	4,091
Sub Total	3,951.3	42,531
MEWS HOUSE		
Ground Floor	128.9	1,387
First Floor	130.7	1,407
Sub Total	259.6	2,795
Total	4,210.9	45,326

*Proposed Areas have been scaled from proposed floor plans by Platform 5 architects.

SITE AREA

We have scaled an Ordnance Survey map and calculate the total site area to be 0.24 hectares (0.60 acres).



PLANNING AND DEVELOPMENT POTENTIAL

The property is within the London Borough of Hammersmith and Fulham. There are no statutory or local listings, but the property is located within the Ravenscourt and Starch Green Conservation Area.

We understand that the property falls within Use Class C3 (Dwellinghouses) under the Town and Country Planning (Use Classes) Order 1987.

PLANNING PERMISSION

The property was granted planning permission in June 2025 under ref 2023/00717/ FUL for the following:

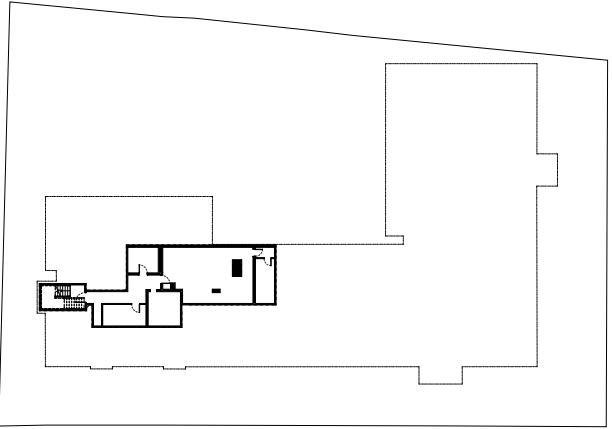
Demolition of rear buildings (including Warden’s bungalow); Erection of new two storey Mews building to provide 4 x 1-bed new residential units (Use Class C3) and part one-part two storey upward extension to Pocklington Lodge to provide 15 x 1-bed additional residential units (Use Class C3) for blind and visually impaired persons, cycle storage, refuse storage, new landscaping and amenity space, new dog run, fenestration changes to existing building and other associated works.

Interested parties should make their own enquires with the London Borough of Hammersmith and Fulham.

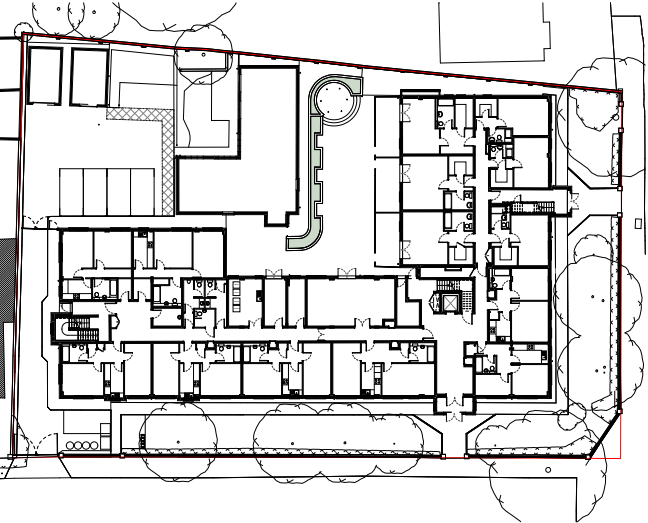


FLOOR PLANS – EXISTING

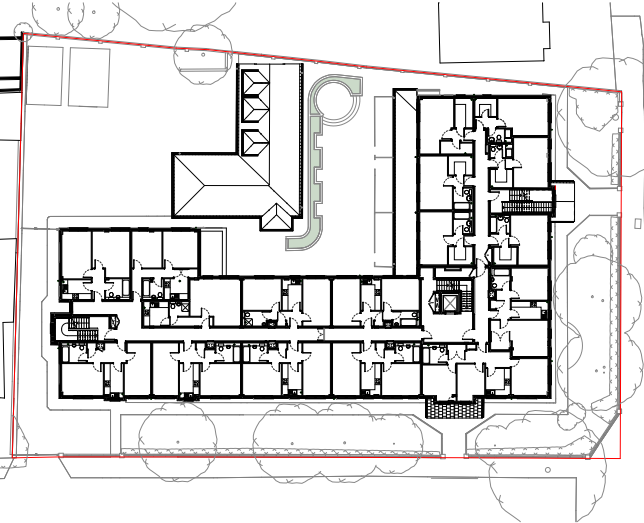
Basement



Ground Floor



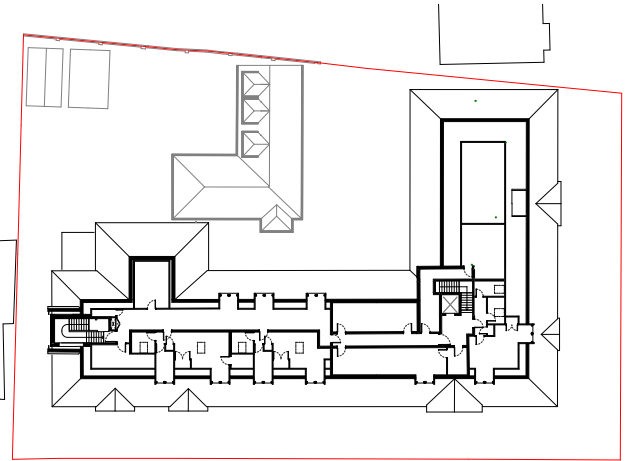
First Floor



Second Floor

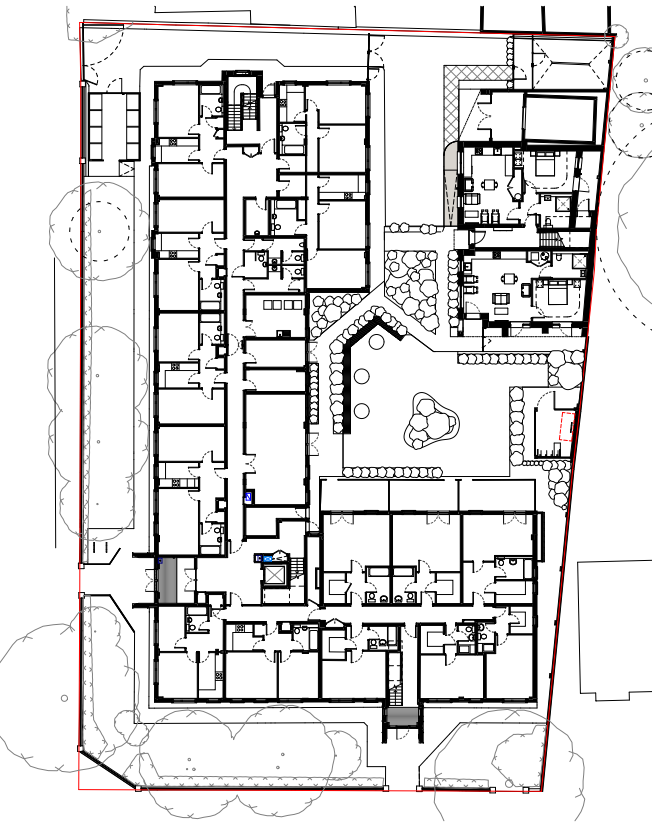


Third Floor

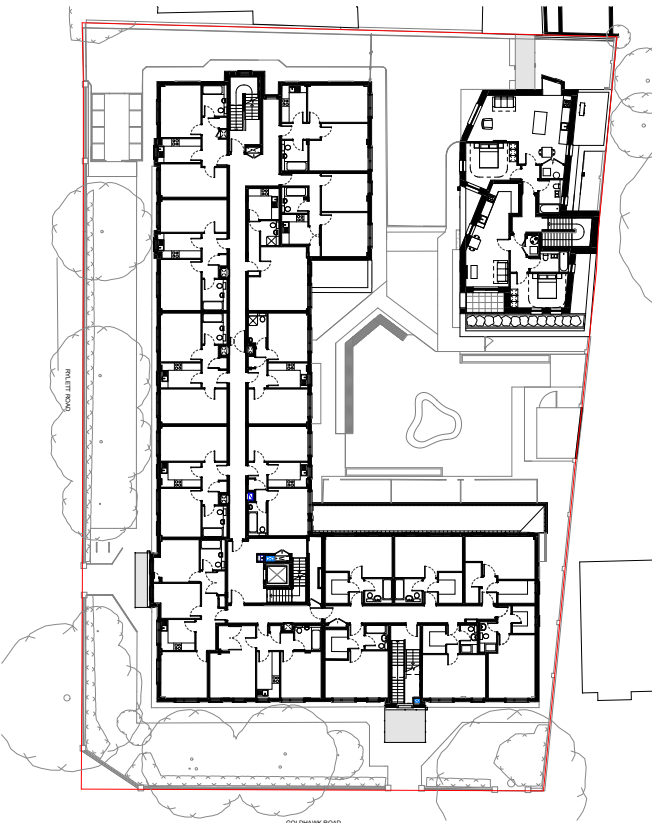


FLOOR PLANS – PROPOSED

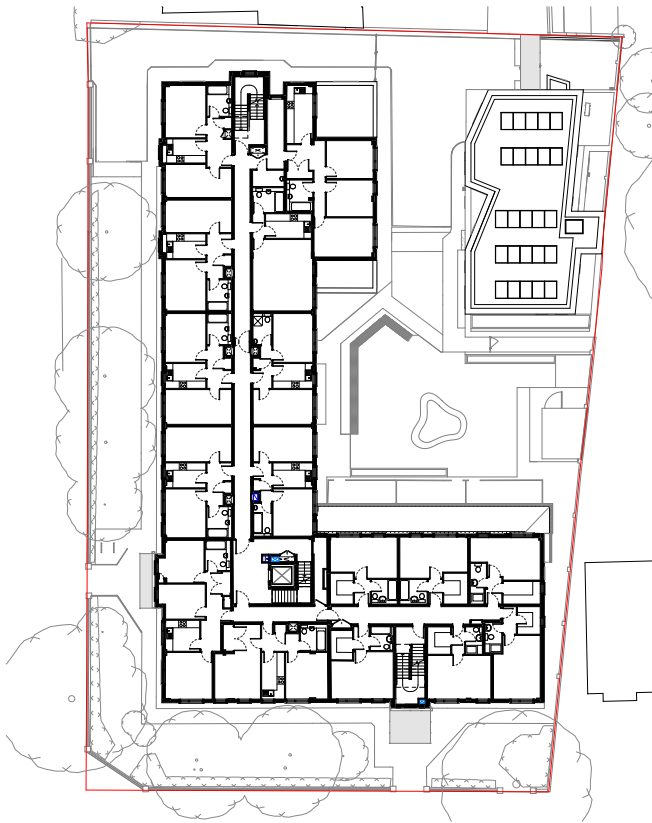
Ground Floor



First Floor



Second Floor



ELEVATIONS – PROPOSED

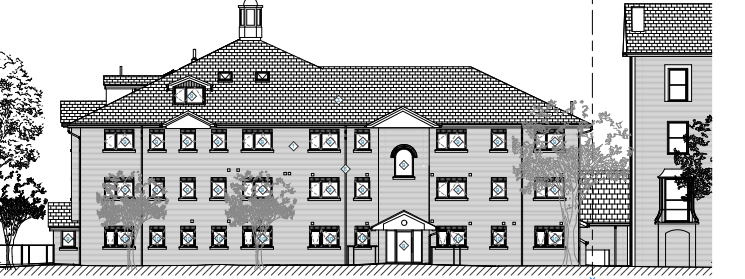
North Elevation



North Elevation - Courtyard



South Elevation



South Elevation - Courtyard



East Elevation



West Elevation





TENURE

The property is offered freehold, subject to the existing tenancies. 26 flats are currently let on Assured Shorthold Tenancies (ASTs) and 23 flats are let on Assured Tenancies. One flat and the former caretaker’s house are vacant.

A tenancy schedule is available in the Data Room along with redacted copies of a typical AST and Assured Tenancy agreements.

There is a lease of 60 years from 29 September 1965 in respect of the transformer chamber on the ground floor of Pocklington Lodge.

The current owner is Thomas Pocklington Trust which is a charity for the benefit of blind and partially sighted people. As all the existing tenants are blind or partially sighted the security of their tenancies and future rent increases are an important factor of the sale.



EPC

All apartments are subject to individual EPCs, details of which are available in the data room.

VAT

The property is not elected for VAT.

VIEWING AND FURTHER INFORMATION

The building is currently occupied, and viewings are strictly to be arranged via prior appointment with sole agents, Newmark.

Strictly no parties are to attend site without appointment.

A data room will be made available containing the following documents:

- Title Register & Title Plan
- Tenancy schedule
- EPCs
- Photos
- Floor plans

OFFERS

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender. The vendors have a preference for an unconditional sale, but all offers will be considered. Further details on the sale process can be made available on request.

GUIDE PRICE

Price on Application

Contacts

The property is offered for sale by the sole agents, Newmark.

For more information, please contact Tristan Ball or Paul Greenwood.

Inspections are strictly by prior appointment.

Tristan Ball

t +44 (0)20 7333 6295

m +44 (0)7825 280910

Tristan.Ball@nmrk.com

Paul Greenwood

t +44 (0)20 3486 3721

m +44 (0)7584 534462

Paul.Greenwood@nmrk.com

NEWMARK

DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued June 2025.