

# Talking about regeneration: Former pub and factory sites are getting a new lease of life



by Gordon Miller

REGENERATION is the lifeblood of a city, town or village. It usually enhances the area for existing and new residents, improving the infrastructure and amenities to attract new shops, and often much-needed public services like schools, leisure centres and well-planned green spaces.

Research, by property consultants CBRE Residential, demonstrates regeneration can have a marked impact on local property markets, with house prices around regeneration zones increasing by 4.7 per cent per annum over and above wider house price growth.

London, with its increasingly ageing housing stock and a growing demand through population growth, is fertile ground for regeneration schemes.

Much, but not all, is located in east London where the catalyst for regeneration was the 2012 Olympic and Paralympic Games. Poplar, an Olympic Games javelin throw from the Queen Elizabeth Olympic Park and adjacent to Canary Wharf, is seeing the regeneration of the Chrisp Street Market area.

Bellway Homes is among the active developers, creating Lansbury Square, a collection of one, two and three-bedroom apartments.

Emma Hamlett, sales director at Bellway Homes, says: 'Lansbury Square offers buyers the chance to invest in an affordable new home before the full regeneration of the area takes effect.

Poplar is already a great choice for first-time buyers and professionals, with a superb location that offers great transport links around the capital.'

The apartments include open-plan living spaces, en-suites and private balconies and are available to purchase with Help to Buy. The development also features an onsite gym and concierge service.

- Prices start from £390,995 for one-bedroom apartments, [bellway.co.uk](https://www.bellway.co.uk)

## **New Mill Quarter, Hackbridge**



The former sites of factories are prime regeneration land. They usually have good transport links, and are often set apart from existing residential areas.

New Mill Quarter, in the south-east London suburb of Hackbridge, is a case in point, being located on the site of the former Felnex Industrial Estate in Sutton.

On completion, the scheme will comprise 440 one, two and three-bedroom apartments, and two, three and four-bedroom houses.

The first phase of the development, due for completion in May 2019, will house 19 one-bedroom apartments, 78 two-bedroom apartments, and one three-bedroom duplex apartment.

Open green space is central to the ethos at New Mill Quarter. Not only will each home have its own private outdoor space, but all residences have been configured to maximise natural light through the inclusion of floor to ceiling windows, inviting the outside in.

Most apartments will be situated around central courtyards, while a new green space, known as Hackbridge Gardens, will sit at the heart of the development. Complete with an extensive play area, this is envisioned as a central hub where new and existing residents will congregate.

Residents of New Mill Quarter will also have access to an array of amenities on-site with a Lidl store and doctors' surgery currently confirmed.

■ Prices start from £300,995 for a one-bedroom apartment. First completions are scheduled to take place in May 2019,

[\*\*barrattlondon.com/newmillquarter\*\*](http://barrattlondon.com/newmillquarter)

## Landmark Pinnacle, Canary Wharf



Overlooking Canary Wharf, Landmark Pinnacle has just launched its last phase, having sold more than two-thirds since release last year. Situated on the site of a former pub, The City Pride, it comprises 752 residential properties with suites, one-bedroom, two-bedroom and three-bedroom apartments, as well a collection of spectacular penthouses. Designed by world-renowned architectural practice Squire & Partners, the 239 metre-high (784ft) 75-storey tower will be London's tallest residential tower on completion. Typical apartments range from 426-1,171sq ft. Prices in the final phase start from £542,750, [landmarkpinnacle.co.uk](https://www.landmarkpinnacle.co.uk)

## Quebec Quarter, Canada Water



In the wider Docklands regeneration zone, the last remaining one-bedroom apartment at Quebec Quarter is available through shared ownership. Just a short walk from Canada Water tube station, the high specification home features floor to ceiling windows and a private balcony, plus dedicated cycle storage. The price is £120,000 for a 25 per cent share (full market value is: £480,000). [lqpricedin.co.uk](http://lqpricedin.co.uk)

# Manhattan Plaza, Canary Wharf



Canary Wharf is arguably London's biggest regeneration area. The former Docklands continues to extend and is the stimulus for the redevelopment of several areas immediately adjacent. Manhattan Plaza, by Telford Homes, overlooks Canary Wharf's towers on its north-east side. Located on a former light industrial site, on the opposite side of the dual carriageway that links the City and Essex to the east, four brand new two-bedroom apartments were launched to market last Saturday. Designed by Barton Willmore architects, the 21-storey brick tower was inspired by one of Manhattan's most fashionable neighbourhoods, the Meatpacking District. Prices start from £599,995 and Help to Buy is available. There is also an added incentive of stamp duty paid. [manhattanplaza.co.uk](http://manhattanplaza.co.uk)

## Neo, Stepney



Mark September 15 in your diary for the launch of NEO. Located on the former Ocean Estate, Stepney, there are 104 one and two-bedroom apartments for private sale, and 29 one and two-bedroom apartments and three-bedroom maisonettes available with shared ownership.

The homes have sleek, open-plan interiors, and some plots will have balconies with views across the city skyline. The development will also have a residents' gym and concierge service. Available with London Help to Buy, prices start from £441,000 for a one-bedroom apartment. Help to Buy will be available on selected homes. [neostepney.com](https://www.neostepney.com)