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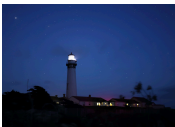
BUILD TO RENT (BTR) BTR NEWS

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GCP acquires Goodmayes High Road Build to Rent

The Build to Rent development has been sold to GCP after construction began in early 2023.

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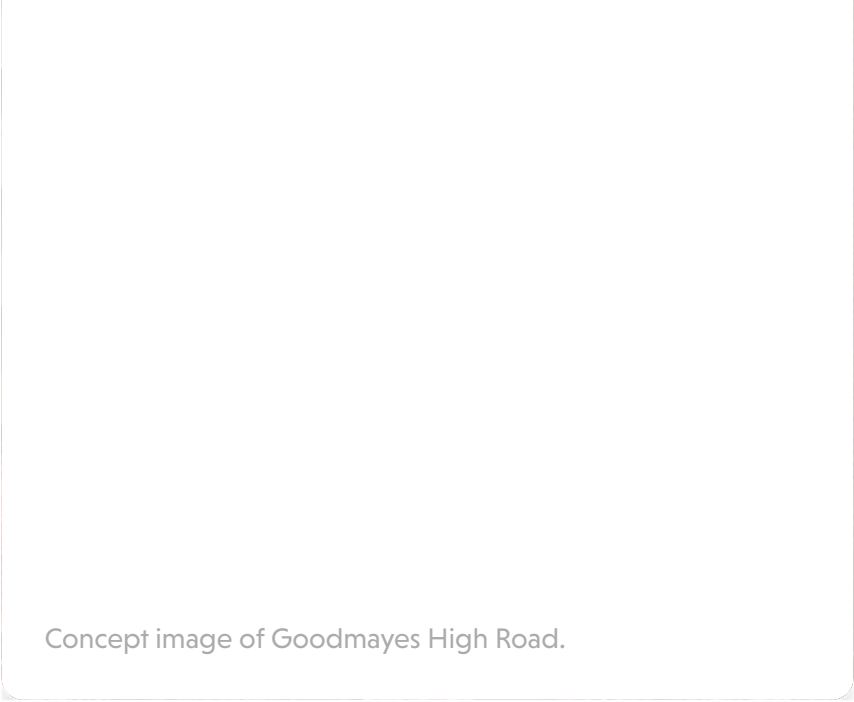
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Concept image of Goodmayes High Road.

Grand City Properties (GCP) has acquired the Goodmayes High Road Build to Rent development in the London Borough of Redbridge from Fairview New Homes. Situated on the former Homebase site, the mixed-use scheme will comprise 568 homes.

35% of Goodmayes High Road's units are designated as affordable. They will be delivered alongside a new public square, a Digital Music Hub, a childcare facility, co-working space, a gym, and a selection of cafés and restaurants.

Community engagement played a central role throughout, informing design decisions and ensuring a strong local fit. Meanwhile, uses on-site have already begun to deliver social value through education, workshops, and environmental programmes.

The development forms part of a wider regeneration initiative within the Crossrail Strategic Growth Corridor, benefiting from the enhanced connectivity provided by the Elizabeth Line and offering swift access to central London.

Originally brought forward by Fairview New Homes, Goodmayes High Road has been sold to GCP after construction began in early 2023. The build programme is expected to run for approximately three and a half years.

Designed by Rolfe Judd, the homes have been created for comfort and sustainability, featuring generous layouts, dual-aspect units where possible, private balconies or terraces, and high-quality materials throughout.

Goodmayes High Road is car-free, with disabled parking and an electric car club, actively promoting active travel. A Sustainable Transport Hub provides access to cargo bikes, e-scooters, Brompton bikes, and extensive cycle storage.

Environmental sustainability is a defining feature at the scheme. The development achieves a 61% reduction in carbon emissions, using air-source heat pumps, photovoltaic panels, and energy-efficient construction.

Non-residential areas target a BREEAM 'Excellent' rating, and green infrastructure - including a pocket park, a community orchard, podium gardens, and rooftop terraces - promotes biodiversity and climate resilience.

Tags

GRAND CITY PROPERTIES BREEAM GOODMAYES HIGH ROAD

ROLFE JUDD ARCHITECTURE ACQUISITIONS FAIRVIEW NEW HOMES



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