

LINEA GROUP



LINEA EQUITY



LINEA HOMES

About us

Linea Group was established in 2011 with the aim of acquiring and transforming underutilised property assets throughout the UK through strategic investment and development. What began with a focus on delivering high quality residential schemes has evolved into a broader property group operating across multiple sectors through **Linea Homes and Linea Equity**.

Today, the Group has built a strong reputation for identifying opportunities, unlocking potential and successfully delivering projects nationwide. Through Linea Homes, we create thoughtfully designed residential developments, while Linea Equity focuses on acquisitions, investment and joint venture opportunities across a diverse range of asset classes throughout the UK property market.

As the business has grown, we have remained true to our core principles. We are committed to enhancing the built environment through sustainable development, intelligent asset management and the delivery of high quality spaces in the locations where people want to live, work and invest.

By maximising the potential of underperforming buildings and existing property assets, the Linea Group continues to create long term value for landowners, investors, asset managers, agents and the communities in which we operate across the UK.



LINEA GROUP



LINEA EQUITY



LINEA HOMES

Some of our
Historic
Transactions





Address:

Staines High Street,
Staines Upon Thames TW18

- 10000 sqft of mixed-use accommodation, comprising of Retail, Offices and Warehouses.



Address:

Essex Road,
London N1

- Freehold Shop and Upper Parts



Address:

Paradox Centre,
London, Chingford, E4

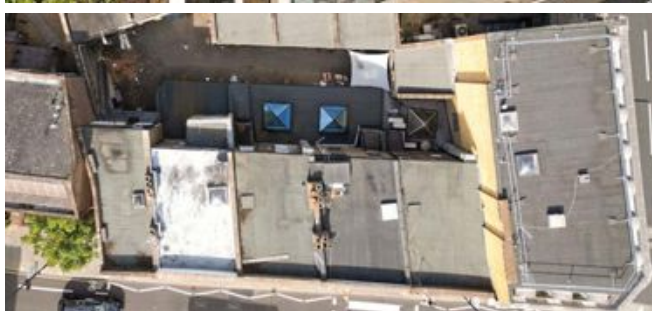
- 10000 sqft Community building occupied by the Met Police and a Housing Association
- Sold to Church Group



Address:

High Banks, Lawn Lane,
Hemel Hempstead, HP3 9HS

- 6500 sqft office building with 22 parking spaces
- PD application submitted and granted for 12 apartments
- Future development potential to the roof space



Address:

New Kings Road,
Parsons Green, London SW6

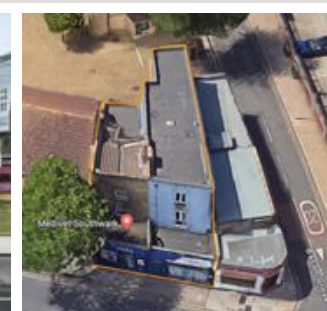
- 10000 sqft of retail at Basement and Ground Floor
- Residential uppers parts
- 2500sqft of 5 x mews buildings.



Address:

Stratford Road,
Birmingham B11

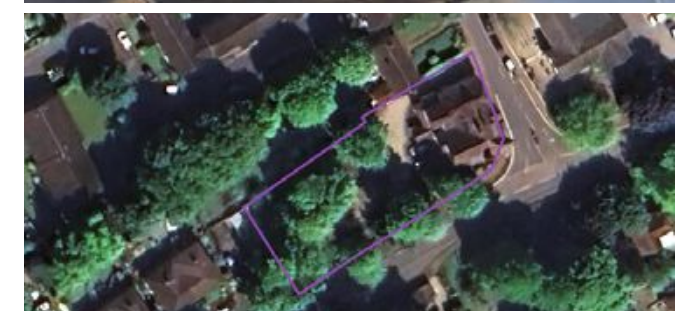
- 10000 sqft of retail at Basement and Ground Floor
- Upper parts, 17 room HMO over 2 floors.



Address:

Grange Road,
London, SE1 3BW

- Freehold Retail lock Up shop let to Medivet and 3 apartments above
- Potential for redevelopment to rear and roof



Address:

Rayleigh House, Great
Bookham, Surrey, KT23 4AG

- 8 residential apartments
- Commercial on Ground floor
- Large car park to the rear for future development



Address:

Triumph Road, London, E6

- 25000 sqft Leisure facility
- Let to National Leisure operator for sports use



Address:

Holliday Road,
Birmingham, B21

- 4000 sqft ex-offenders' rehabilitation hostel
- Unmodernised
- Refurbished and relet



Address:

Trower's Way, Redhill, RH1

- Acquired a 10,000sqft warehouse.
- Planning submitted for reprovision of warehouse for a national retailer.



Address:

The Hill,
Wheathampstead, AL1

- Acquired Cottage and land
- Planning Granted for 3 houses



Address:

Hagley Road,
Birmingham, B21

- Semi detached ex hostel for the mentally ill
- Unmodernised
- Refurbishment and planning angles



Address:

Hagley Road,
Birmingham, B21

- Semi detached building arranged as 5 x 1 bed flats
- Unmodernised
- Refurbishment and planning angles



Address:

The Montpelier,
43 Choumert Rd, London SE15

- Freehold pub acquired subject to occupational tenancy.
- Yearly income of £125,000. Potential for extensions.
- Future development planned on lease expiry.



Address:

130 Stapleton Road,
Bristol BS5 0PU

- Purchase of vacant freehold public house (The Armoury).
- Sold prior to completion.



Address:
Lordship Lane, London, N22

- Acquired a former Animal Welfare Centre
- Proposed scheme to create 8 Houses and the re provision of the existing building.



Address:
Victoria Road, Romford, RM1

- Acquired 2 retail units and associated car parking.
- Planning submitted for a new build scheme of 6 apartments and 3 houses.



Address:
44 - 47 Tamworth Road,
Croydon, CR0 1XU

- Mixed use shops and vacant Church.
- Planning consented for 9 apartments and Commercial Retail space.



Address:
317 Finchley Rd, NW3 6EP

- Pub acquired subject to full planning permission.
- Rear site and adjacent shop acquired from 2 owners.
- Planning granted for a landmark development comprising of 22 apartments + commercial retail space.
- Letting agreed to major UK Retailer.



Address:
Montague Road / Parsons
Mead, Croydon, CR9

- Purchase of two sites, car showroom and service Centre.
- Re gearing of lease for part of the site.
- Planning to be submitted for 6 houses and a new commercial building.



Address:
Greenwich High Road, SE10

- Acquired former Retail Premises (Bank) and upper parts
- Planning granted for extension of upper parts/residential.
- Construction completed of 3 apartments.
- Grd floor retail let to substantial retail covenant.



Address:
231-237 Graham Road
Hackney, London, E8 1PE

- Purchase of former hand car wash.
- Planning granted for 9 residential units and commercial.



Address:
The Worlds End, 21-23 Stroud
Green Road, N4 3EF

- Purchase of upper parts of public house (9 studios).
- Planning granted for an additional floor (7 flats).
- Sold with the benefit of planning consent.



Address:

238 High St, EN6 5DB

- Purchase of grade II Listed public house with car park.
- Planning granted and construction completed of 18 apartments Change of use to of commercial E class.
- Commercial Space let to Nursery.



Address:

Belgrave Close
Oakwood N14 4TN

- Purchase of garages.
- Planning granted and construction completed of 9 apartments.



Address:

208 Trafalgar Rd, London SE10

- Purchase of vacant freehold public house (Ricks Bar).
- Negotiated surrender of the commercial lease.
- Letting to Major UK retailer for the ground / basement.
- Planning granted for 7 apartments.



Address:

60 High Road,
Watford WD17 2BS

- Joint venture purchase.
- Planning granted for 29 apartments.
- + 5000sqft of commercial.



Address:

Trafalgar 23 High Path,
Wimbledon SW19 2JY

- Acquired a derelict of public house with title issues.
- Planning to be submitted for reprovision of Public House and 6 apartments.



Address:

Land behind 34 Junction Road,
Romford RM1 3QR

- Acquired existing car park and neighboring land.
- Planning granted and construction completed of 9 houses.



Address:

Land at The Coppice, EN2 7BX

- Purchase of 2 bungalows and substantial land.
- Planning granted for 5 houses.
- Construction of 5 houses completed.
- Sold to end users.



Address:

3-5 Tunnel Avenue
Greenwich SE10 0SL

- Purchase of 2 income producing B1 commercial units.
- Planning granted for 23 apartments.



Address:

44-48 Victoria Road,
Barnet EN4 9PF

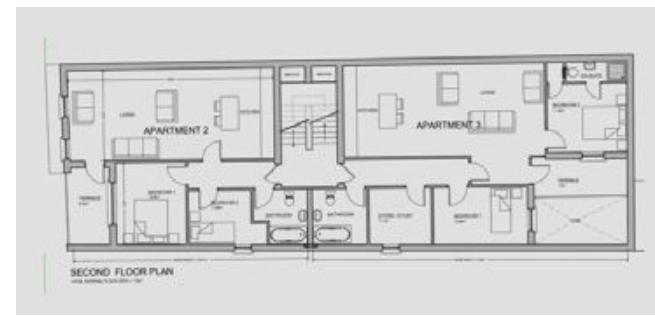
- Purchase of commercial building with land and house.
- Planning granted for 4 x houses.



Address:

Masons Arms, 109 East Street
London, SE17 2SB

- Purchase of vacant freehold public house.



Address:

8 Hollybush Row
Oxford OX1 1JH

- Purchase of an occupied public house (The Honey Pot).
- Planning south and granted for 7 apartments.



Address:

Bounds Green Road,
London, N11 2HA

- Purchase of a block of garages at Embassy Court.
- Planning granted for 8 flats.



Address:

39 Greenwich High Road,
London, SE10 8JL

- Purchase of site and building unconditionally.
- Proposal for 20 apartments + commercial units.



Address:

Tavistock Works,
Yiewsley, UB7 7QX

- Purchase of office building.
- Planning granted for 33 apartments.
- 8 storeys



Address:

47 Station Rd, London NW10

- Purchase of freehold occupied public house (Willessden Junction Hotel) with substantial upper parts.
- Agreed surrender of the commercial lease.



Address:

Victoria Tavern, Plaistow
London, E13 0AJ

- Long leasehold pub acquired.
- Planning granted for 8 units.



Address:
333-341 High Street,
Sutton, SM1 1LW

- Unconditional Purchase of site let to Topps Tiles.
- Potential to redevelop for a mixed-use scheme.



Address:
27-41 Finchley Lane,
Hendon, London NW4

- Purchase of roof space to create 4 x 1 bed flats.
- Construction of apartments completed Dec 2018.



Address:
Rising Sun, 2 Sun Street
Billericay CM12 9LN

- Purchase of occupied freehold public house.
- Surrender of lease.
- Planning granted for development of houses.



Address:
200 Lancaster Road,
Enfield EN2 0JH

- Purchase of vacant public house (The Hollybush).
- Let to Major UK Retailer.



Address:
7 Edward Road,
London EN4 8AY

- Unconditional purchase of house and large garden.
- Planning granted on appeal for 5 houses.



Address:
4 Theobald St,
Borehamwood WD6 4SE

- Car park adjacent to the Wellington public house.
- Planning submitted and granted for 9 apartments.



Address:
Randlesdown Rd SE6 3BT

- Purchase of long leasehold interest in large pubic house (The Fellowship) with substantial upper parts and Theatre.
- Redeveloped into large community facility.



Address:
521 Green Lane,
Ilford IG3 9RH

- Purchase of vacant public house (The Lord Napier).
- Planning granted for substantial redevelopment.



Address:

Jolly Anker, 1 Gas Street
Northampton, NN1 1PY

- Purchase of occupied freehold public house.
- Let to Retailer.



Address:

3 Wakefield Road
Oulton, Leeds LS26 8EL

- Purchase of public house (China Dragon) set in ¾ acre.
- Planning granted for care home.



Address:

188 Hotwell Rd,
Bristol BS8 4RP

- Purchase of vacant freehold public house (The Spring Gardens).



Address:

Black Horse, 1 Chapel Road
Ilford, IG1 2AF

- Purchase of vacant long leasehold public house.
- Agreed commercial letting to major UK retailer.
- Planning granted for a 12 room HMO on upper parts.



Address:

61 Gunnersbury Lane,
Acton, London W3 8ED

- Purchase of vacant freehold public house (The Mill Hill).
- Planning granted for 4 apartments and 4 houses.



Address:

627 Fishponds Road,
Bristol, B16 3BA

- Purchase of freehold public house (The Crosskeys).
- Planning granted for 4 x 3 bed houses and retention of Public House.



Address:

75 High Street, Old Fletton,
Peterborough, PE2 8DT

- Purchase of freehold public house (The White Hart) with upper parts and large car park.



Address:

88 Royal College Street,
London NW1 0TH

- Purchase of occupied freehold public house (Golden Lion) with upper parts.





Address:

109 Wells Park Road,
London SE26 6AD

- Purchase of freehold vacant public house (The Talma).
- Planning granted for 4 x residential apartments.



Address:

63 London Rd, High Wycombe,
Bucks HP11 1BN

- Purchase of vacant freehold public house (The Nags Head).



Address:

125 Foundry Lane, S015 3GF

- Purchase of freehold public house (Anchor and Hope) with upper parts, beer garden and car park.
- Pre let agreed to major UK Retailer.
- Construction completed and handed over to Co-Op.



Address:

126 Southbridge Rd
Croydon, CR0 1AF

- Purchase of occupied public house (Wheelwrights) and upper parts.



Address:

390 Filton Ave, Bristol BS7 0IJ

- Purchase of freehold public house (The Fellowship).
- Agreed commercial letting to major UK retailer.
- Planning granted for residential development on areas not demised to commercial tenant.



Address:

Lovell Park, Leeds LS7 1DZ

- Purchase of an occupied freehold public house (The Hobby Horse) with upper parts and car park.
- Agreed surrender of the commercial lease.



Address:

Golden Lion, 61 Maple Road
London SE20 8LA

- Purchase of occupied public house and upper parts.



Address:

Parrs Head, 73 Plender Street
London, NW1 0LB

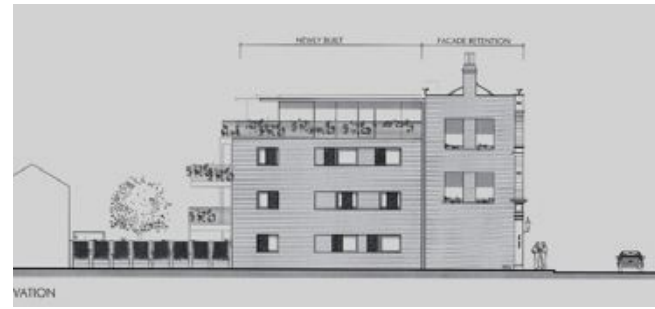
- Purchase of occupied freehold public house.
- Negotiated surrender of the commercial lease.
- Planning granted for 5 apartments.



Address:

The Priory, 85 Bell Street,
Reigate, RH2 7AN

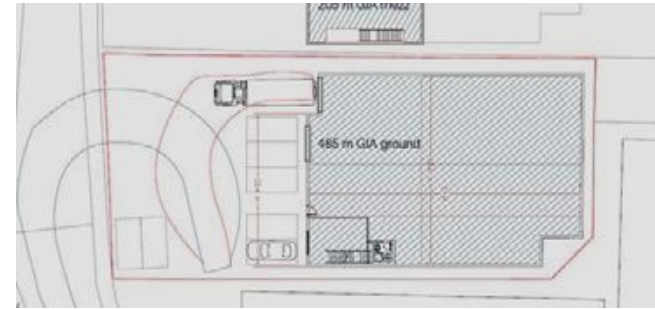
- Purchase of occupied public house and upper parts.
- Agreed commercial letting to a local retailer.



Address:

70 Elsted St, London SE17 1QG

- Purchase of an occupied freehold public house (Huntsman and Hounds) with upper parts.
- Agreed surrender of the commercial lease.
- Planning granted for 8 x residential apartments.



Address:

1 Trowers Way,
Redhill RH1 2LH

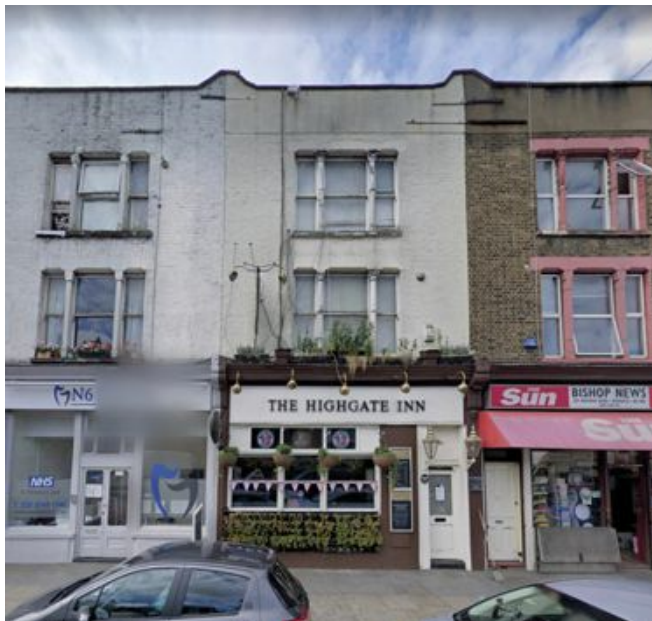
- Purchase of industrial unit on established estate.
- Proposal to create multiple B1 Commercial units.



Address:

409 & 411 St Ann's Road
London N15 3JL

- Purchase of freehold vacant shop and uppers.
- Planning consent for 3-bedroom house with garden.
- Construction completed and sold to end user.



Address:

Highgate Inn, 385 Archway Rd,
London N6 4ER

- Purchase of occupied public house and upper parts.



Address:

Plumbley Lane, Mosborough,
Sheffield, S20 5BL

- Purchase of public house with upper parts and garden.
- Planning granted for 7 houses.



Address:

The Lion, 1 Junction Road,
London N19 5QT

- Purchase of occupied public house with upper parts.
- Agreed surrender of lease.
- Let to Major UK Retailer.



Address:

447/449 South Ordnance Rd,
Enfield, Middx EN3 6HR

- Vacant Land acquired.
- Planning granted for 4 canal side houses.



Address:

Princes Chambers,
Birmingham, B1

- 60000 sqft of mixed-use accommodation in prime central Birmingham.



Address:

53 Oakdale Avenue
Leytonstone, London E11 4DJ

- Purchase of vacant freehold warehouse.
- Planning granted for full residential use.



Address:

Dog Inn, Peppard Common,
Henley-On-Thames RG9 5JU

- Purchase of former public house on ¼ of an acre.
- Planning granted for 2 houses.

LINEA GROUP



LINEA EQUITY



LINEA HOMES

WE Hub, 2b Redbourne Ave
London N3 2BS
www.lineahomes.co.uk
0207 148 2222