

DOCK28

ROYAL BOROUGH OF GREENWICH

WELL CONNECTED



UP TO
42%
SAVING

Buying at Dock28 is cheaper than renting in Zone 1

Fairview, Dataloft Rental Market Analytics (12 months to August 2023)

UP TO
6.6%
YIELDS

Estimated gross rental yields at Dock28

Fairview, Dataloft Rental Market Analytics, Land Registry

CANARY WHARF IN
8
MINUTES

Travel time from Woolwich station on the Elizabeth line

TfL

Analysis by
dataloft

A PriceHubble company

Fairview[®]
NEW HOMES Ltd.

DOCK28

ROYAL BOROUGH OF GREENWICH

Located minutes from the newly-opened Elizabeth line, Dock28 enjoys easy access to the West End, City and Canary Wharf. The Thames Path and historic Woolwich are nearby. Competitively priced, buyers could be paying less on a mortgage than in rent across Zones 1 to 4 and investors can realise high yields and price growth.

SPACE AND VALUE

Apartments at Dock28 are priced very competitively compared to nearby Greenwich, East London and Greater London. One and two-bed apartments offer excellent value for money, with price savings of 20%, and sizes up to 7% larger compared with the averages for new apartments in London.

% SAVING WHEN BUYING AT DOCK28 COMPARED TO SURROUNDING AREAS AND GREATER LONDON



Dataloft, Fairview, Land Registry. Based on Esqft.

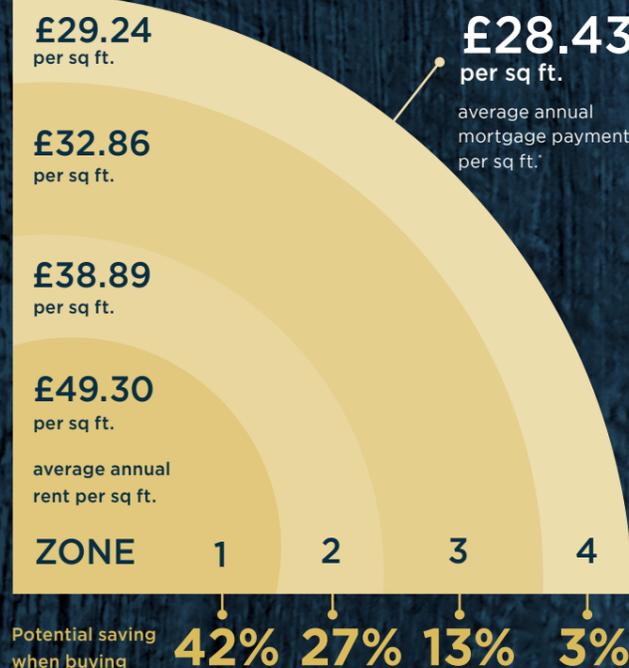
BUYING VS RENTING

Buying a property offers the security which comes with owning a home and at Dock28, can work out cheaper than renting. On a square foot basis, the average property at Dock28 costs less than buying within the same travel zone, with the savings rising when compared with Zones 1-3.

SAVE UP TO 42%

When buying at Dock28 compared to renting in Zone 1

SAVE WHEN YOU BUY



Dataloft Rental Market Analytics (12 months to August 2023)

*Based on 5.27% interest rate (5-year fixed), 15% deposit and 35-year mortgage. N.B. Other costs may be incurred with homeownership.

GROWTH OPPORTUNITY

REGENERATION OUTPERFORMANCE

Dock28 is located within the Thamesmead and Abbey Wood Opportunity Area. The target is for 15,000 new homes and 8,000 new jobs by 2041. House prices in London Opportunity Areas have outperformed the average annual growth in house prices by 3.1%. To date, they have outperformed here by 3.5%. This reflects the attraction of living in areas with new homes, transport infrastructure and jobs.

65%

10-year price increase of newer apartments 1km around Woolwich town centre

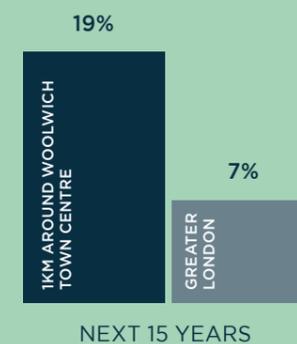
Dataloft, Land Registry 2013-2023 Land Registry, Dataloft

*Based on 22 Opportunity Areas across London using the best 7-year period of sale price growth since regeneration started (time period of 2009 to present).

POPULATION GROWTH

Population growth in Woolwich is projected to exceed the average rate for London. The neighbourhood 1km around Woolwich town centre is projected to see a 19% increase by 2038.

Dataloft, Greater London Authority



15,000

New homes by 2041

3.5%

Uplift in prices in the Thamesmead and Abbey Wood Opportunity Area above the London average

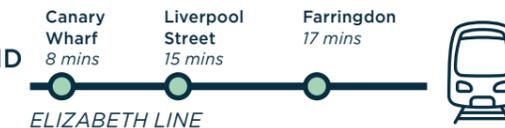
WELL CONNECTED

ELIZABETH LINE

Dock28 has benefitted from the newly opened Elizabeth Line. Commuting is faster now with direct access onto the Elizabeth Line from Woolwich station. The underground isn't the only transport available to Dock28 residents. The entire London section of the Thames is accessible by Uber Boat, and London City Airport offers flights for city breaks and holidays to over 30 European destinations.

BY UNDERGROUND

Journey times from Woolwich station:



BY BIKE

4 minutes to Woolwich station



BY RIVER

10-minute walk



Dock28 is just a 4-minute cycle to Woolwich station, which has bike storage. Cyclists also benefit from the largely traffic-free National Cycle Network Route 1, which runs along the bank of the Thames to the Greenwich Foot Tunnel and towards Canary Wharf.

Dock28 is just a short 10-minute walk from the Woolwich (Royal Arsenal) Pier where Uber Boat connections to Canary Wharf are every half an hour. Popular destinations by Uber Boat from this dock include:

Greenwich	20 mins
Canary Wharf	31 mins
London Bridge	46 mins
Blackfriars	54 mins
Embankment	1 hr 2 mins

TfL, Uber Boat, Google

BY CABLE CAR

20 minutes to the cable car along the Thames Path



Cyclists can cross the river for free (before 9.30am weekdays) on the IFS Cloud Cable Car, then continue their journey along National Cycle Network Route 13 into the City.

BY AIR

6 minutes to London City Airport



From nearby Woolwich Arsenal station on the DLR, providing easy access to over 30 European business and leisure destinations.

500,000 JOBS

WITHIN A 45-MINUTE COMMUTE OF DOCK28

The newly opened Elizabeth Line provides fast access into major employment areas such as Canary Wharf, Liverpool Street and Holborn. In particular, 23% of all London jobs in the financial and insurance sector are located within a 45-minute commute.

Fairview, Dataloft, Land Registry

ATTRACTIVE RENTAL YIELDS

Since 2019, the average gross yield for new and nearly new apartments within 1km of Woolwich has increased from 3.4% to 6.0%. For investors looking to purchase a Buy-to-Let property, or those who might require a rental income at a later date, the competitive pricing of Dock28 gives an average gross rental yield of 6.4%.

Dataloft Rental Market Analytics (12 months to August 2023), Land Registry, Fairview



DOCK28	6.6%	6.1%	5.7%
1km around Woolwich town centre	6.0%	6.2%	5.1%
Royal Borough of Greenwich	4.6%	4.4%	3.5%
South East London	5.1%	4.9%	4.4%
East London	4.8%	4.6%	4.2%
Greater London	5.0%	4.7%	4.3%

QUALITY OF LIFE



HISTORIC WOOLWICH

Vibrant Woolwich town centre is a short 15-minute walk away. The town centre is steeped in military history and can be traced back to pre-Roman times. It boasts 39 listed buildings including the famous Grade I listed Royal Arsenal Brass Foundry. The centre is undergoing intensive regeneration with investment in transport, retail and leisure. Over 5,000 new homes are being built in the former Royal Arsenal, alongside new parks, squares and retail facilities, creating a high-quality urban village. A £115m leisure centre is currently under construction and there are further plans for a Picturehouse cinema, workspaces, a nursery and children’s play areas at Woolwich Exchange.

OUTDOOR LIVING

Every apartment at Dock28 has its own outdoor space, together with access to communal landscaped gardens. The development also provides easy access to blue and green space.

4 MINUTES

Walk from Dock28 to the Thames Path. The 5km Thames Path parkrun is held every Saturday, with the start and end point just a 10-minute walk from Dock28.

Parkrun

24 HOURS

Duration of increase in mental wellbeing after visiting a river. This association was stronger compared to time spent at outside green spaces, such as parks and fields, where there was no presence of water.

Canal & River Trust

PARK LIFE

Larger open spaces include Woolwich Common which is 1.5 miles away. The iconic Greenwich Park, home to the world famous Royal Observatory, Roman ruins and One Tree Hill is a short journey by bike or train.



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