



EVEN
GROUP

0208 349 2001 | info@evengroup.co.uk
34 High Road, Bushey, WD23 1GG, United Kingdom



INTRODUCTION

OUR PRINCIPLE FOCUS IS ON PROJECTS WHERE SIGNIFICANT VALUE CAN BE ADDED THROUGH THE PLANNING PROCESS, REFURBISHMENT OR ASSET MANAGEMENT.

Even Group has an excellent and successful track record, active in all property use classes and continues to purchase throughout the UK.

The team pride themselves on being able to deal with transactions quickly and simply without delay.

Even Group are cash purchasers funded by a consortium of high-net-worth individuals so do not have the restrictions that are imposed on more rigid organisations. We have worked with our funding partners for over a decade.

Even Group can transact in deals from £100,000 - £100,000,000.

CURRENT PROJECTS

St Christopher, Hatfield
Drakes Way, Hatfield, AL10 8XY



The Cambridge, Cambridge
High Street, Cambridge, CB4 1NQ



The Gables, Peterborough
Coates Road, Eastrea, Peterborough, PE7 2BD



St John Fisher School, Chatham
Maidstone Road, Chatham, Kent, ME4 6DP



Ashdown House, East Sussex
Forest Row, East Sussex, RH18 5JY



Manor Gardens, Longfield
North Ash Road, New Ash Green, Dartford, DA3 8AJ



PAST PROJECTS

New Ash Green

The Manor House, North Ash Road, New Ash Green, DA3 8HQ

Bedford Park, Croydon

5 Bedford Park, Croydon, CR0 2AQ

Esperance, Eastbourne

Hartington Place, Eastbourne, BN21 3BG

Fernbrae, Dundee

Pert Road, Dundee, DD2 1LJ

Fawkham Manor, Fawkham

Manor Lane, Fawkham, Longfield, DA3 8ND

Somerfield, Maidstone

London Road, Maidstone, ME16 0DU

Broad Lane, Sheffield

Board Lane/Hollis Croft, Sheffield S1 4DE

Ferris Lodge, East Finchley

Ferris Lodge, East Finchley, N2 9AJ

Webb Ellis Place, Rugby

Webb Ellis Business Park, Woodside Park, Rugby, CV21 2NP

Berkeley Park Apartments, Heathrow

Berkeley Park Apartments, Marlborough Crescent, Heathrow, UB3 5FG

Windmill Business Centre, Hanwell, London

Windmill Business Centre, Windmill Lane, Hanwell, London, UB2 4NJ

Ramada Plaza Hotel, Southport

Marine Lake, Southport, Southport Promenade, PR9 0DZ

Hill House, London

Highgate Hill, London, N19 5NA

Knightsbridge Court, Chesterfield

West Bars, Chesterfield, S40 1AG

Midland House, Derby

Midland House, 1 Nelson Street, Derby, DE1 2SA

10 Welbeck Street, London

10 Welbeck Street, London, W1G 9YA

22-24 City Road, London

22-24 City Road, London, EC1Y 2AJ

54-58 Commercial Road, London

54-58 Commercial Road, London, E1 1AJ

56 Grosvenor Street, London

56 Grosvenor Street, Mayfair, London, W1K 3HZ

Taplow Paper Mill, Taplow

Taplow Paper Mill, Taplow, Maidenhead, Buckinghamshire, SL6 0AF

78 Watling Street, Radlett

78 Watling Street, Radlett, WD7 7AL

60 Trafalgar Square

60 Trafalgar Square, London, WC2N 5DS

47 Friar Street, Reading

47 Friar Road, Reading, RG1 1DX

54 Burnham Lane, Slough

54 Burnham Lane, Slough, Berkshire, SL1 6LS

217-228 Kings Road, Reading

217-228 Kings Road, Reading, Berkshire, RG1 4HP

Imprimo Park, Loughton

Imprimo Park, Lenthall Road, Loughton, IG10 3UD

St Christophers Care Home

Drakes Way, Hatfield, AL10 8XY

- Acquired: 2024
 - Tenure: Freehold
 - Use Class: Residential Institution (C2)
 - Status: Outline Planning Permission for a residential scheme of 72 units received in December 2024. The decision has been made to retain and operate the home, prior to opening there will refurbishment to existing accommodation blocks to create en-suites. Estimated completion November 2025, with the hopes of CQC sign off to be achieved in Q1 2026.
-
- Site of c.3.65 acres (1.48 hectares)
 - GIA of c.51,160 Sq.Ft
 - 162 bedrooms
 - 36 x parking spaces
 - Care Home



The Cambridge Care Home

High Street, Cambridge, CB4 1NQ

- Acquired: 2024
 - Tenure: Freehold
 - Use Class: Residential Institution (C2)
 - Status: Significant refurbishment of the Ground Floor, including accommodation and communal areas; completion achieved in October 2024. CQC sign off received January 2025 with occupation of residents starting from February 2025.
-
- Site of c.1.30 acres (0.53 hectares)
 - GIA of c.36,000 Sq.Ft
 - 90 bedrooms
 - 23 x parking spaces
 - Care Home



The Cambridge Care Home Continued...



The Gables Care Home

Coates Road, Peterborough, PE7 2BD

- Acquired: 2024
 - Tenure: Freehold
 - Use Class: Residential Institution (C2)
 - Status: Refurbishment of accommodation and communal areas. CQC sign off received on 20/05/2025 with occupation of residents starting in June 2025
-
- Site of c.0.91 acres (0.37 hectares)
 - GIA of c.23,000 Sq.Ft
 - 56 bedrooms
 - 15 x parking spaces
 - Care Home



Former St John Fisher School Maidstone Road, Chatham, ME4 6DP

- Acquired: 2024
 - Tenure: Freehold
 - Use Class: Educational Institution (F1)
 - Status: Part Sold – Even Group has sold 1.89 acres at the front of the site for retail use and another 0.39 acres sold for residential use. Even Group have retained 1.05 acres (sports field) at the rear and are currently drawing up plans for a residential scheme.
-
- Site of c.3.33 acres (1.34 hectares)
 - GIA of c.33,500 Sq.Ft
 - 6 Interconnected buildings
 - Vacant Former School



Bedford Park

5 Bedford Park, Croydon, CR0 2AQ

- Acquired: 2022
 - Tenure: Freehold
 - Use Class: Residential (C3)
 - Status: Sold
-
- Site of c.0.69 acres (0.28 hectares)
 - GIA of c.57,782 Sq. ft – 40,968 Sq. ft NIA
 - Freehold Residential Block Comprising 82 Apartments.



Ashdown House

Ashdown House, Forest Row, RH18 5JY

- Acquired: 2021
 - Tenure: Freehold
 - Use Class: Educational Institution (F1)
 - Status: Resolution to Grant Planning Permission received on 27/03/2025 for a 45 Unit Residential Scheme. Even Group are currently working on going out to tender for the contracts of the refurbishment, conversion and newbuild elements of the project. [Link to planning application - Planning Register - Wealden District Council](#)
-
- Site of c.32 acres (12 hectares)
 - GIA of c.84,500 Sq.Ft
 - Planning Reference - WD/2022/2372/MAJ
 - Grade II Listed Vacant Former School



Ashdown House Continued...



Ashdown House Continued...



Ashdown House Continued...



Ashdown House Continued...



Manor Gardens

North Ash Road, New Ash Green, Kent
DA3 8AJ

- Tenure: Freehold
 - Use Class: Commercial (B 1a)
 - Status: Development completed in 2022 and all units sold
-
- c.40,000 sq. ft office building on a 2.5 acre site
 - Planning Granted in July 2019 for the conversion of the existing building into 49 residential apartments and 4 x 3-bedroom houses
 - Construction company, Even Construct, part of Even Group achieved practical completion November 2021



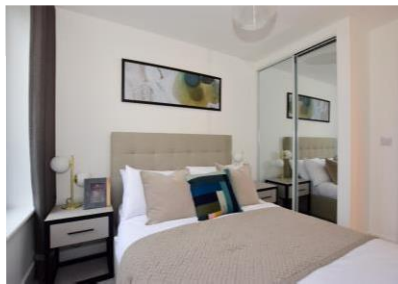
Manor Gardens Continued...



Manor Gardens Continued...



Manor Gardens Continued...



Ferris Lodge

Ferris Lodge, East Finchley, N2 9AJ

- Tenure: Freehold
 - Use Class: Commercial (B 1a)
 - Status: Development Complete 2018 and all units sold
-
- Change of use and conversion from Commercial (E) to Residential (C3) under permitted development rights.



Ferris Lodge Continued...



Somerfield Hospital

61-71 London Road, Maidstone, ME16 0DU

- Tenure: Freehold
 - Use Class: Hospital (C2)
 - Status: Sold
-
- 59,730 sq. ft. GIA on a 2.54 acre site.
 - Conversion, alteration and rear extensions of Somerfield Terrace for C3 Residential Use consisting of 60 self-contained apartments. Erection of a replacement residential building on the site of No.79 London Road consisting of 6 new apartments and 6 new townhouses. Conversion of ancillary rear building to residential use. Erection of a cycle store and gym and bin store. Associated works to outbuildings, landscaping and parking.



Somerfield Hospital Continued...



Fawkham Manor

Fawkham Manor Hospital, Longfield,
Fawkham, DA3 8ND

- Tenure: Freehold
 - Use Class: Hospital (C2)
 - Status: Sold
-
- Partial redevelopment and conversion of the former Fawkham Manor Hospital for residential (C3 Use), including self-contained houses and apartments. Including demolition of modern hospital wings and outbuildings. Associated landscaping, erection of ancillary outbuildings, including bin and bike stores.
 - C31,698 sq. ft. building on 6 acres of land.



Esperance Hospital

Harrington Place, Eastbourne, BN21 3BG

- Tenure: Freehold
 - Use Class: Hospital (C2)
 - Status: Sold
-
- 41,902 sq. ft. on 1.15 acres.



Fernbrae Hospital

392 Perth Road, Dundee, DD2 1LJ

- Tenure: Freehold
 - Use Class: Hospital (C2)
 - Status: Sold
-
- The site area is set on 4.784 acres of land, category C listed.



Hollis Croft

Broad Lane, Sheffield, S2 4DE

- Tenure: Freehold
 - Use Class: Sui Generis
 - Status: Sold
-
- 2 adjacent sites former Sytner BMW Garages.
 - Planning granted for demolition of existing buildings and erection of mixed-use development in two blocks (Plot A - 7-13 Storeys and Plot B - 8-24 storeys)
 - Both blocks comprising of flexible commercial uses at ground floor level and residential accommodation containing 444 apartments.



Webb Ellis Place

Webb Ellis Business Park, Woodside Park
Rugby, CV21 2NP

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- 32,000 sq. ft. Offices on 2.3 acres
 - Permitted development sought for 67 residential units
 - Further planning granted for an additional 44 New Build Apartments



Berkeley Apartments Heathrow

Berkeley Park, Malborough Crescent,
Heathrow, UB3 5FG

- Tenure: Freehold
 - Use Class: Residential (C3)
 - Status: Sold
-
- 50 serviced apartments, operated by Bridgestreet Global Hospitality.



Windmill Business Centre

Windmill Business Centre, Windmill lane,
Hanwell, UB2 4NJ

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- 27,000 sq.ft. of offices on 1.02 acre site
 - Site break up and sold for change of use to Residential



Ramada Plaza Hotel

Marine Lake, Southport Promenade,
Southport, PR9 0DZ

- Tenure: Freehold
 - Use Class: Hotel (C1)
 - Status: Sold
-
- Ramada Plaza Hotel was fitted out with a comprehensive design and is run and managed by Even Southport Ltd.
 - The Ramada Plaza boasts 133 rooms and is set on the Marine Lake adjacent to the conference centre and theatre. With views over Marine Lake, Ramada Plaza Southport hotel is in the heart of the town's waterfront. The Marine Lake suites feature floor-to-ceiling curved windows and balconies, offering panoramic views of the coast.



Hill House

Hill House, Highgate Hill, London, N19 5NA

- Tenure: Freehold
 - Use Class: Commercial and Retail (E & A1)
 - Status: Sold
-
- 83,000 sq.ft office and retail on circa 1.2 acres for permitted development.



Knights Bridge Court

Knightsbridge Court, West Bars,
Chesterfield, S40 1AG

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- c21,000 sq.ft gross. 51 car park spaces.



Midland House

Midland House, 1 Nelson St, Derby, DE1 2SA

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- 55,327 sq.ft and has 155 car parking spaces
 - The site area covers 2.146 acres
 - Planning obtained for change of use to a school (D1)



Welbeck Street

10 Welbeck Street, London, W1G 9YA

- Tenure: Freehold
 - Use Class: Residential (C3)
 - Status: Sold
-
- 3,000 sq.ft acquisition of this virtual freehold office building in the West End.
 - Gained planning for residential scheme



22-44 City Road

22-44 City Road, London, EC1Y 2AJ

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- Office premises with a 250-year lease.
 - The property is approximately 10,000 sq.ft.



54-58 Commercial Road

54-58 Commercial Road, London, E1 1AJ

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- Planning granted for circa 160,000 sq.ft mixed residential and commercial scheme



56 Grosvenor Street

56 Grosvenor Street, Mayfair, London,
W1K 3HZ

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- Long leasehold office building



Taplow Paper Mill

Taplow Paper Mill, Taplow, Maidenhead,
Buckinghamshire, SL6 0AF

- Tenure: Freehold
 - Use Class: Industrial (B1)
 - Status: Sold
-
- 48 Acre site including Hotel Skindles, papermill, car showroom, boatyard and moorings



78 Watling Street

78 Watling Street, Radlett, WD7 7AL

- Tenure: Freehold
 - Use Class: Industrial (B1)
 - Status: Sold
-
- Purchased garage site, converted to create 2 x retail units



60 Trafalgar Square

60 Trafalgar square, London, WC2N 5DS

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- 13,500 sq.ft was purchased by way of a sale and leaseback to Bristol & West.
 - The Building was refurbished to a high standard.



47 Friar Street

47 Friar Street, Redding, RG1 1DX

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- Change of use from Commercial to Residential, creating approximately 70 apartments.



54 Burnham Lane

54 Burnham Lane, Slough, Berkshire,
SL1 6LS

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- This former office block consists of 40,000 sq.ft on 0.7 acres. The acquisition was redeveloped into a 68 unit housing association scheme.



217-228 Kings Road

217-228 Kings Road, Reading, Berkshire,
RG1 4HP

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- Office building of approximately 28,000 sq.ft
 - It has now been redeveloped into a 98-unit residential scheme for social housing.



Imprimo Park

Imprimo Park, Lenthall Road, Loughton,
IG10 3UD

- Tenure: Freehold
 - Use Class: Commercial (E)
 - Status: Sold
-
- 190,000 sq.ft. warehouse with offices from Gazeley in Loughton, Essex.
 - Consent for planning from industrial to offices.





0208 349 2001 | info@evengroup.co.uk
34 High Road, Bushey, WD23 1GG, United Kingdom