







Hurlington lands £24.5m Delancey loan to refinance Acton PBSA site

A joint venture between Hurlington Capital and The V Fund has secured a £24.5m senior secured loan from Delancey to refinance a purpose-built student accommodation (PBSA) development in Acton, west London.

Hurlington, which manages the project, secured planning consent for a 429-bed PBSA building and 95 affordable homes on two separate plots that currently house 44,000 sq ft of underused commercial and light industrial buildings, which will be replaced as part of the development.

lurlington managing director Harry de Lotbiniere said the loan would "replace an existing financing facility and cover pre-construction costs".

The site is part the wider Bollo Lane mixed-use masterplan, which includes homes being developed by a joint venture between Transport for London (TfL) and Barratt Homes, as well as orkspace and retail units.

The PBSA element of the scheme is scheduled for completion by the 2028-29 academic year and will address "significant undersupply" in the area and support nearby universities including Imperial College, UWL and Richmond American University, according to its developers.

De Lotbiniere said: "We look to move forward in delivering another market-leading PBSA-led residential scheme in an area witnessing significant regeneration and investment that will be supportive of our proposed development."

Martin Kom, director of real estate strategies at Delancey, added: "We are very excited by the regeneration already under way in the surrounding area, with the next phase, led by TfL expected to attract substantial inward investment and drive long-term value appreciation."



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