

VICTORIA HOUSE

405 SHOOTERS HILL ROAD
LONDON SE18 4AA



Development Opportunity for Sale

www.VictoriaHouseSE18.co.uk

Offers invited for the freehold interest with vacant possession.

**Lambert
Smith
Hampton**

The Opportunity

A former Ministry of Defence facility subsequently acquired and used for educational purposes; now surplus to requirements and ready for redevelopment

An existing two-storey period building (**15,850 sq.ft / 1,473 sq.m GIA**) constructed in 1909 in the Classical style, in two types of red brick with yellow terracotta detailing

The site area is circa **2.07 acres (0.83 hectares)**

The site is situated within **leafy suburban setting** with good access to local services and open recreational space

At a pre-application meeting the principle of conversion and extension of the existing Victoria House building into **new residential dwellings** was supported

Suitable for **alternative uses**, subject to planning

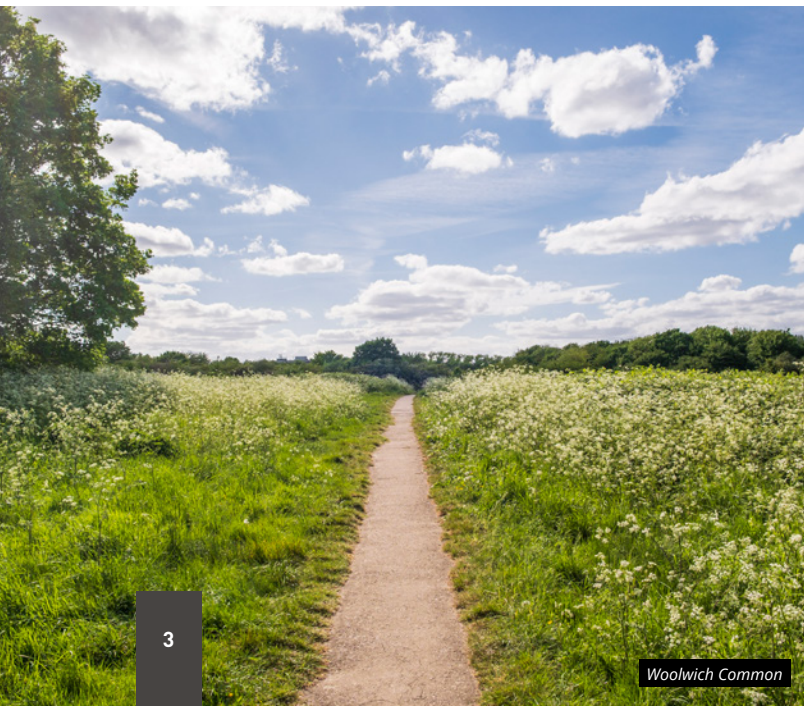
Freehold with **vacant possession**

Location

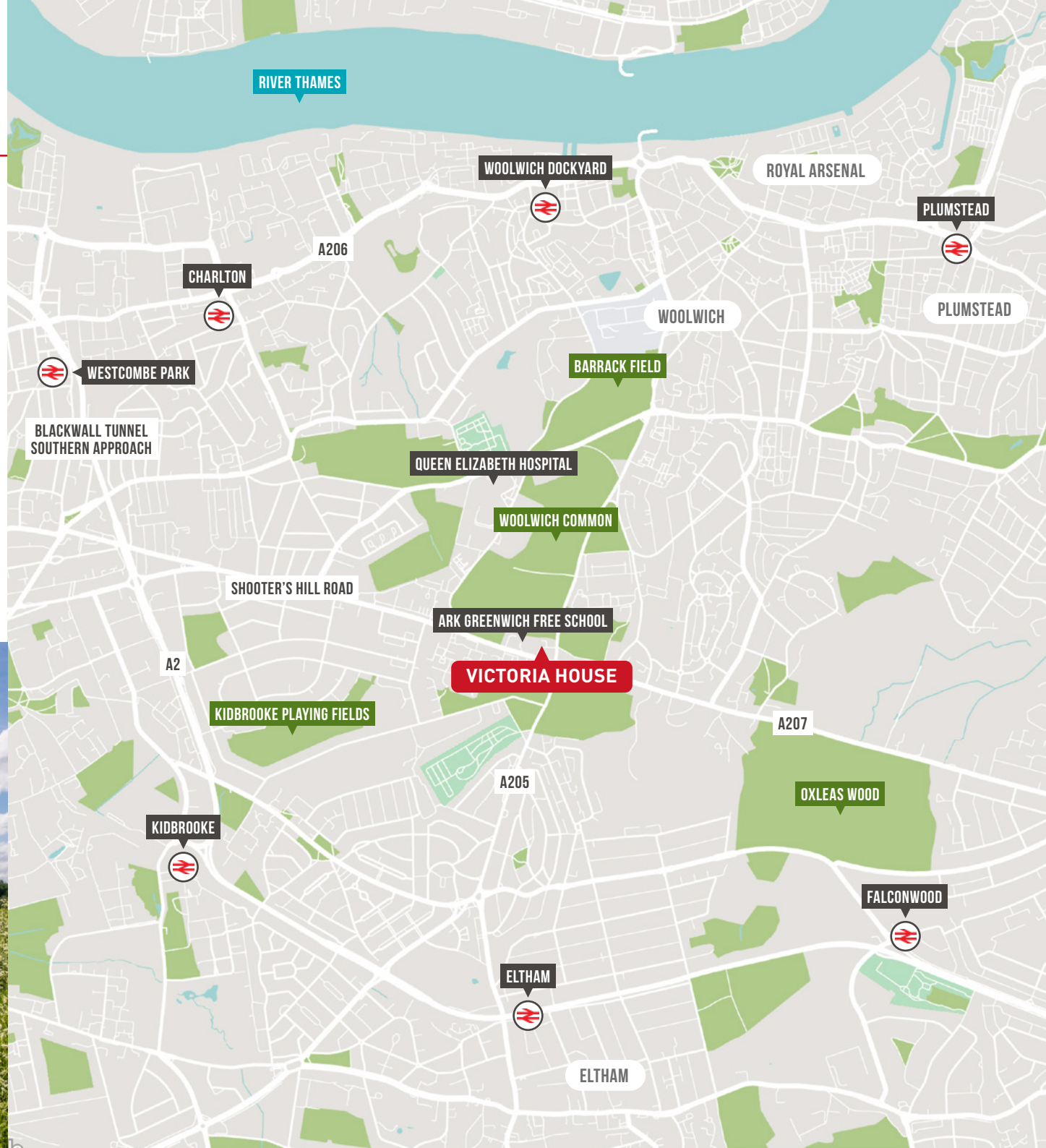
Shooters Hill is a district in South East London within the Royal Borough of Greenwich, situated to the north of Eltham and the south of the public open space of Woolwich Common. It is the highest point in the Borough of Greenwich and one of the highest points in Greater London.

The site is directly adjacent to the Ark Greenwich Free School and is within walking distance from the Queen Elizabeth Hospital.

The area benefits from close proximity to Woolwich where there is excellent public transport links including National Rail, Docklands Light Rail (DLR) and Crossrail (Elizabeth Line) services. The site is well served by bus services. Travel into Central London from the site via public transport takes approximately 45 minutes.



Woolwich Common



Site Description

Measuring approximately 2.07 acres (0.83 hectares), the site comprises of Victoria House and an area of trees and greenery towards the south-eastern corner of the site.

Victoria House (accessed via private road into the site) is a two-storey brick-built structure, with partial basement. The building is locally listed and forms part of the Woolwich Common Conservation Area.

The surrounding area is a mixture of residential uses, civic buildings (including some educational uses) and expansive public open space.

The area is served by a wide range of bus services that connect the site to nearby National Rail stations including Charlton, Kidbrooke, and Eltham.



Front elevation



View from south entrance



North (rear) elevation



Main lobby

Planning

The 2.07 acre site (0.83 hectares) is located within the planning jurisdiction of the Royal Borough of Greenwich (RBG). The site forms part of the Woolwich Common Conservation Area and Victoria House is a locally listed building. The wider site is part of the RBG Green Chain and an Area of Special Character. To the north of the site lies a small section of Metropolitan Open Land (MOL).

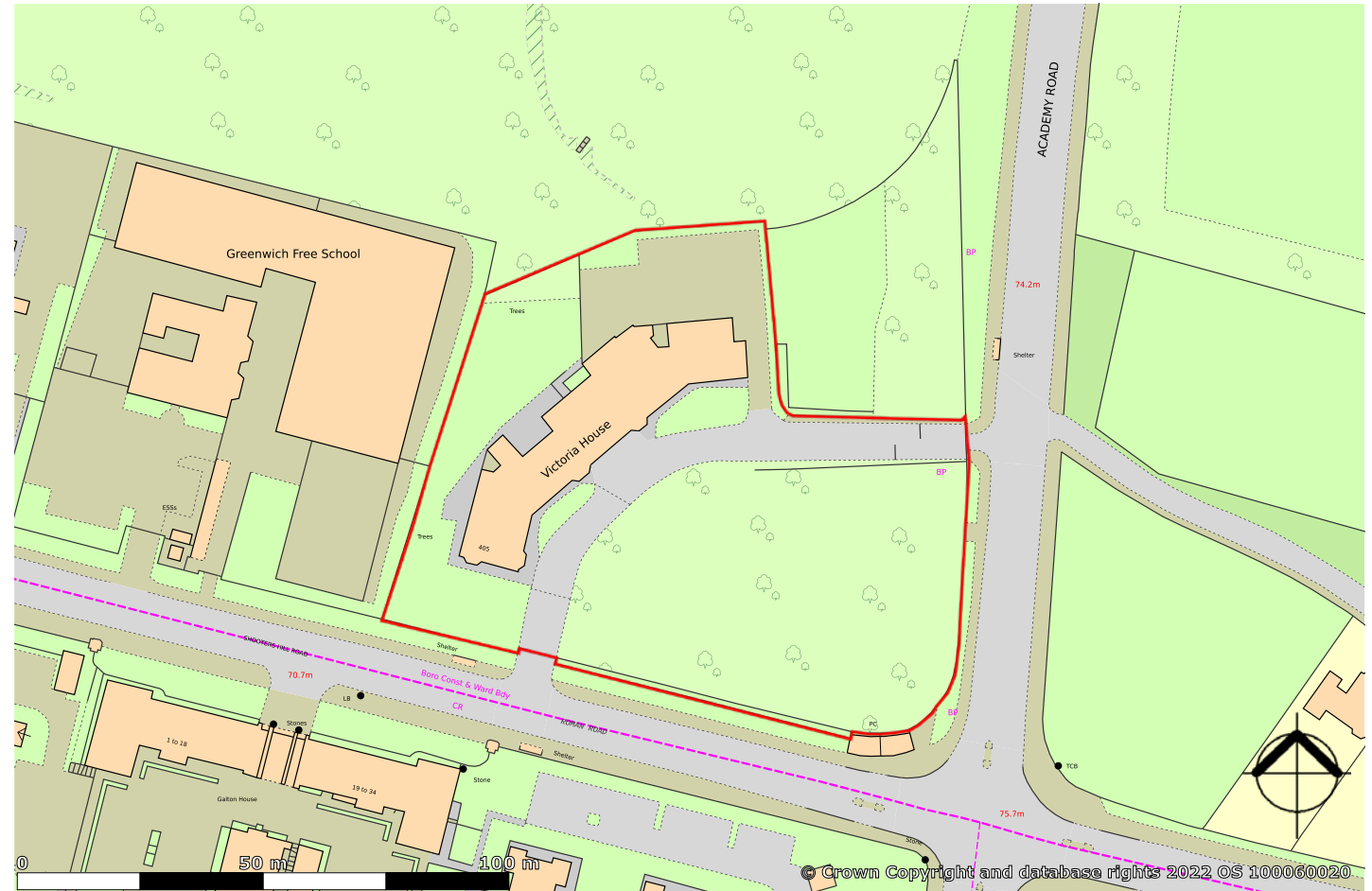
Victoria House was historically owned by the Ministry of Defence (MoD) and has formerly been used as the Officers' Mess in association with the former Royal Herbert Military Hospital (itself Grade II Listed) on the opposite side of Shooters Hill Road. The current planning Use Class is considered (and confirmed by the Council) to be Sui Generis.

There is a history of planning consents on the site, including a planning consent (ref. 07/2688/F and 07/289/C) for a care home (Use Class C2). There are also temporary consents relating to education uses.

Subject to the necessary planning consents, it is considered that the site would be suitable for a range of uses, including residential, residential care, education or other social infrastructure uses. It is considered that the conversion, alteration and extension to Victoria House, and sensitive new build could also be acceptable. A pre-application with Royal Borough of Greenwich confirmed the principle of residential use on the site is supported.

Further information regarding the planning position in relation to the site's potential for residential redevelopment is provided within the Planning Addendum in the Data Room.

The area of land to the north east of the site is being sold to Greenwich Free School for sport/ leisure use purposes. Plans showing the area that will be fenced off are provided in the Data Room.



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Sales Process

Tenure

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The site is held freehold with Vacant Possession provided upon completion.

Land Registry title no: TGL356433

Legal Costs

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Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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VAT is not payable on this site.

Method of Sale

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Unconditional offers are sought for the freehold interest by way of informal tender. Subject to contract only.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

EPC

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A copy of the EPC is available in the data room.

Deposit

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A deposit equivalent to 10% of the purchase price is payable by the Purchaser to the Vendor on exchange of contracts.

Overage Provision

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The Vendor will require an overage/anti-embarrassment provision.

Basis of Offer

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Offers are invited to acquire the freehold interest with vacant possession. The Vendor's preference is for unconditional bids.

Bids should be submitted via email to: tjackson-browne@lsh.co.uk and addressed to Thaddaeus Jackson-Browne at Lambert Smith Hampton stating ref: VHSH

All offers are subject to contract.

Viewings

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Viewing strictly by prior appointment only, through the sole selling agent Lambert Smith Hampton. Please contact Thaddaeus Jackson-Browne to book an appointment.

Data Room

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Interested parties requiring access to title, planning and other documents should register to access the Data Room at **www.VictoriaHouseSE18.co.uk**.

DATA ROOM **WWW.VICTORIAHOUSESE18.CO.UK**

Contact

For more information please contact:

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