



WHITELEY HOUSE & INGRAM HOUSE

Whiteley Village, Hersham, Surrey, KT12 4DW

Excellent C2/C3 development opportunity located within an historic estate



EXECUTIVE SUMMARY

- Rare C2 or C3 development opportunity located within an exceptional historic estate, set within approximately 225 acres (91 hectares)
- Whiteley House is a former cottage hospital that was later converted to a care home. Whiteley House has a GIA of approximately 38,426 sq. ft. The Property has planning permission to be converted and extended to provide 44 extra care apartments
- Ingram House is a 27-bedroom care home with a GIA of approximately 10,192 sq. ft. Ingram House has potential to be demolished, enlarged and potentially relocated, subject to planning
- Close proximity to established towns including, Weybridge 4.2 km (2.6miles), Cobham 4.3 km (2.7 miles), Walton-on-Thames 5.6 km (3.5 miles), Esher 5.8 km (3.6 miles), and Byfleet 5.8 km (3.6 miles)
- Leasehold interest for sale with vacant possession in Whiteley House and Ingram House for a term of 125 years
- Unconditional and subject to planning offers invited.



Whiteley House and Ingram House

VILLAGE HISTORY

The Whiteley Homes Trust was founded in 1907 and it began building Whiteley Village in 1914, which is believed to have been the first purpose built retirement village in the UK. Whiteley Village is named after its founder, William Whiteley, who founded the London department store Whiteleys. Whiteley left most of his fortune to establish a retirement village to be named after him as his memorial. Eight trustees were appointed, including his two sons, William, and Frank, to buy land close to London and then to erect homes 'of good and substantial character and of a plain and useful design' to accommodate the aged poor. Six architects were invited to submit designs for the new village of 500 houses – with the capacity to be extended to 800. Robert Frank Atkinson was appointed to design the scheme. Whiteley Village totals 225 acres (91 hectares)



Site History timeline:

1914 – Building development officially started

1917 – Build part complete and first resident moved in

1921 – Whiteley House opened, most cottages and other buildings were complete and occupied, new care home was almost finished

1927 – Proposal to expand the village

1928 – Another 179 cottages in all, 141 single and 38 double providing accommodation for another 217 villagers, were planned and works began on the first section, Chestnut Crescent

1963 – Fox Oak sold

1967 – Ingram House opened

2003 – Drapers Crescent and Huntley House were developed

2019 – Eliza Palmer Hub was opened

WHITELEY HOUSE

Whiteley House was designed by Sir Aston Webb in 1916. It was originally called 'the Home of Rest' and was designed 'for villagers whose increasing age and infirmities may have rendered them unable to live alone'. It was hoped that the hospital would be completed by the time of George V's visit in May 1921. By 1923, it was felt that the hospital was not large enough. Sir Aston Webb was commissioned to enlarge the building and it effectively doubled in size with these works completed in c.1925. A third extension was commissioned in 1932 to improve kitchen and dining facilities as well providing housing for the staff. These works were completed in late 1934. In 1935, it is understood that Maurice Webb designed a fourth extension to provide a new flat roofed block. These works were completed in 1935.

The Home of Rest was renamed Whiteley House in 1960. Later 20th century changes have been associated with internal alterations to meet the changing needs and role of the building. This included the sub-division of the medical wards and creation of more private spaces and associated corridors. Whiteley House was closed by the Trust in 2019.

In its current layout, Whiteley House provides 77 beds, communal facilities, kitchen, and staff rooms. The Property has two lifts both of which provide access from the lower ground floor to the first floor. Located in the centre of Whiteley House is an open courtyard.

In 2016 The Trust submitted a planning application for the conversion of Whiteley House into 44-unit extra care apartments with ancillary care and communal facilities. The planning application also included the development of 30 residential care suites (The Eliza Palmer Hub). Planning permission was granted on the 24th of May 2017. The conversion of Whiteley House has not started, but the planning permission



has been implemented through the development of The Eliza Palmer Hub. Whiteley House can be converted without the need for a further planning application being submitted.

INGRAM HOUSE

Ingram House was opened in 1967 and was originally built to be used as a dormitory whilst the cottages at Whiteley Village were refurbished. The building later became a residential care facility for self-funding residents.



AMENITIES

Whiteley Village currently has a church, a museum, a village hall, shop and post office, laundrette, modest library, therapy pool, licensed clubhouse, café, putting and bowls green, nine-hole golf course and allotments. The Village currently has a range of clubs and activities organised by both the Trust and its residents.



LOCATION

Local Area

Whiteley Village lies approximately 2.5 km (1.55 miles) south of Walton-on-Thames and 1.5 km (0.93 miles) southwest of the village of Hersham. Hersham is an affluent village in Surrey and is located approximately 32.35 km (20.1 miles) southwest of Central London. Hersham village provides a range of local facilities and amenities comprising a mixture of national and independent retailers, including a Waitrose supermarket. The village also provides several restaurants, pubs, and coffee shops. More comprehensive shopping and leisure facilities can be found in nearby Kingston-upon-Thames and Guildford.



Burhill Golf Club is located to the east of Whiteley Village, with St George’s Hill Golf Club and the St George’s Hill Lawn Tennis and Health Club located to the west on the opposite side of Seven Hills Road. RHS Garden Wisley and Painshill Park are both located a short distance from Whiteley Village.

CONNECTIVITY

Road

Whiteley Village is well connected via local roads with the A3 situated 2.9 km (1.8 miles) south of the site, providing direct access to London eastbound and Portsmouth southbound. Junction 10 of the M25 is 5.47 km (3.4 miles) southwest of the site and is easily accessible via the A3.

Rail

Walton-on-Thames railway station is approximately 3.7 km (2.3 miles) northeast, providing regular train services to London Waterloo run by South Western Railways.

RAILWAY TERMINAL	APPROXIMATE JOURNEY TIME
London Waterloo	26 - 35 minutes
Weybridge	3 - 4 minutes
Woking	10 - 19 minutes
Gatwick Airport	58 - 65 minutes (via Clapham Junction)

Bus

Whiteley Village provides several bus stops with one at Whiteley Village Stores, and one to the front of Whiteley House. Both bus stops are serviced by the 555 which runs a good service, providing two buses an hour. The 555 runs from Hersham to Heathrow, with an approximate journey time of 1 hour 21 minutes. This service is operated by Diamond South East bus service.



RHS Gardens, Wisley



Painshill Park, Cobham



St George's Hill Golf Club, Weybridge

PLANNING

Whiteley Village is in the administrative borough of Elmbridge Borough Council. The current Elmbridge Local Plan consists of:

- Core Strategy 2011
- Development Management Plan 2015

The Core Strategy currently sets out the vision, spatial strategy and core policies that shape the development of the borough. The Development Management Plan contains policies that all planning applications are assessed against. Contained within the Core Strategy is policy CS6 – Whiteley Village. This policy supports infill development within Whiteley Village so long as proposals take account of the conservation status of the Village, the numerous heritage assets, and the impact to the Green Belt. Proposals should also relate to the concept and wishes of William Whiteley and provide accommodation for people with limited means. Proposals should also be targeted at housing provision for older people where an identified need has been established.

POLICY CONSTRAINTS

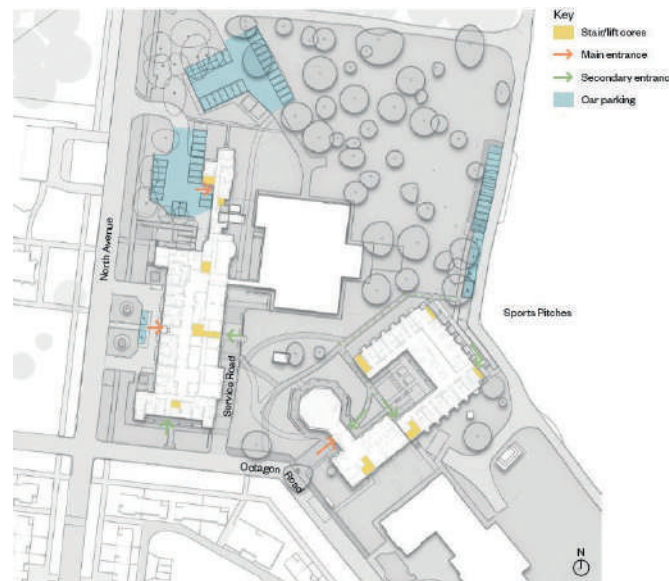
- The entirety of Whiteley Village is a designated conservation area
- Whiteley Village includes over 250 Grade II listed buildings, including Whiteley House
- Green Belt
- Located approximately 3.7km from a Thames Basin SPA
- 3km of Esher Common SSSI and Local Nature Reserve
- 4.6km from Basingstoke Canal SSSI
- 1.6km from Old Common Local Nature Reserve

The site is also located within several non statutory designations:

- Whiteley Village Site of Nature Conservation
- St George's Golf Course Site of Nature Conservation
- Elmbridge District Ancient Woodland.

WHITELEY HOUSE

In May 2017 planning permission was granted to build the Eliza Palmer Hub, now adjacent to Whiteley House, and at the same time allow for the conversion of Whiteley House to provide a further 44 extra care apartments. The planning consent reference number 2016/ 3472 remains extant for Whiteley House to still be converted. The application included parking provision for 42 vehicles located to the north of Whiteley House.



Application 2016/3472 - Proposed site layout plan

INGRAM HOUSE

Ingram House is located to the east of Whiteley House and is a single storey 27 bed care home. Ingram House was opened in 1967 and was originally built to be used a dormitory whilst the cottages at Whiteley Village were refurbished. The building later became a residential care facility for self-funding residents. Ingram House stopped being a care facility in March 2023.

PLANNING CONCLUSION

There is an existing planning consent which sets a good precedent for the conversion of Whiteley House, it may be subject to some internal alterations, but it provides some new build elements on the top floors and makes good use of the building. We would expect any proposals to convert the building to a similar use will be supported for C2, provided they are sensitive to the property's heritage and listed building status. C3 uses might be possible, but we anticipate some challenges securing a consent for this use based on current policy and heritage concerns.

Ingram House offers an opportunity to be demolished and redeveloped as part of a comprehensive redevelopment with Whiteley House. As previously referred to, policy CS6 of the Core Strategy supports new development within Whiteley Village as long as proposals take account of the Village's conservation, green belt, and heritage designations.

Ingram House is of limited architectural merit and is not a listed or curtilage listed building. Proposals to redevelop Ingram House will have to take account of Whiteley House given its proximity. We expect well-designed proposals to replace and potentially relocate Ingram House with a multi storey building to replace the existing footprint and enlarge the development opportunity.

PLANNING CONTRIBUTIONS

Community Infrastructure Levy

Elmbridge Borough Council adopted their Community Infrastructure Levy (CIL) charging schedule on 27 February 2013. With indexation, the current charge for 2023 is £198.10 per sqm for residential dwellings.

Strategic Access Management and Monitoring

The site is located approximately 3.7m from the Thames Basin SPA. Dependant on the proposal a Strategic Access Management and Monitoring (SAMM) payment could be required.

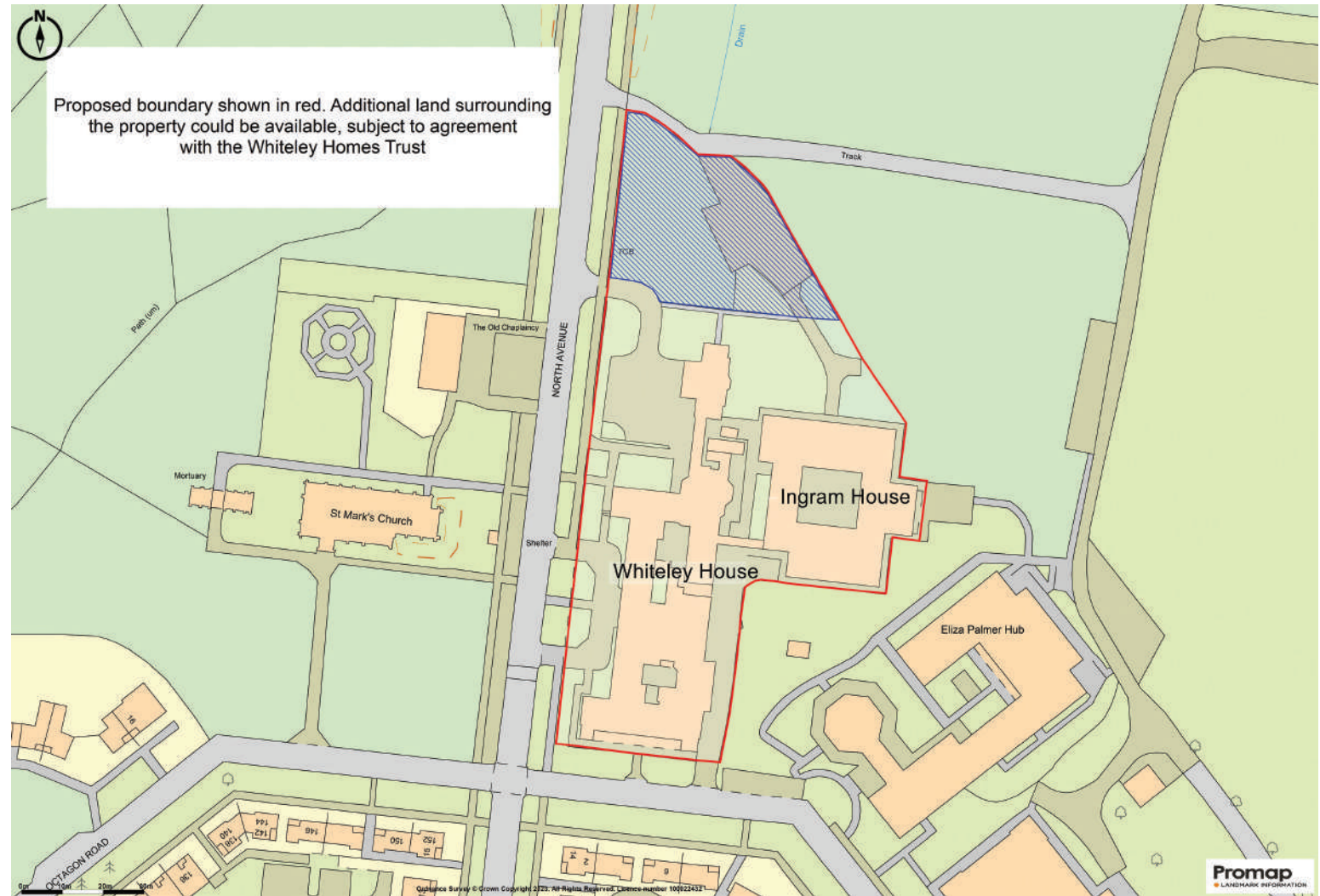
THE OPPORTUNITY

Whiteley House & Ingram House offers the opportunity to deliver a bespoke development in an historic estate. Ingram House has potential to be demolished and re-developed subject to planning to provide a significantly larger building. It is envisaged that the re-developed Ingram House will become an extension of Whiteley House with the design expected to compliment the architectural merits of Whiteley House.

Any future occupiers are encouraged to become part of the Whiteley Village community and residents will be able to enjoy all that Whiteley Village has to offer. The Trust do not wish for these properties to become an isolated development.

The Whiteley Homes Trust is looking for offers for the Leasehold Interest in the site as a whole. The area shaded in blue, which in part is currently used for parking, can either be included in the lease from the outset or let via a separate agreement with the Trust. A copy of the proposed terms for the leasehold agreement can be seen in the data room.

The boundary line is indicative only until further proposals emerge. The Trust may be amenable to including additional site area if the development proposals warrant it.



Whiteley House and Ingram House are offered as a single lot. Offers are being invited including and excluding the parking area, shown in blue.



DEMOGRAPHICS

According to Experian data from 2019, within the 3 miles catchment there is an estimated resident population of 102,969. This is forecast to increase by 5.0% by 2032, to 108,143.

People in the age group 80 years plus have higher dependency needs, frailty issues and consequently the highest requirement for long term care services, although many over 75 years old are generally the target audience for this type of care facility. Their needs are best met with a fully compliant environment (i.e. one that either meets or exceeds the environmental standards in the former National Minimum Standards for Older People in care homes), which the current stock of care homes or existing supported housing stock may not be able to provide over the next 2 decades, emphasising a need for appropriate care facilities, whether this is in a care home or extra care facilities.

Including the subject scheme, the care/ nursing home provision within the 3 mile catchment is currently:

- Residential care homes: 10 homes, 8 with over 30 registered users, 2 purpose built since 2010
- Nursing homes: 8 homes, 6 with over 30 registered users, 1 purpose built since 2010 (subject scheme).

Within the catchment, the average personal care home is 55 beds whilst the average nursing home is 53 beds. Those homes which have been built since 2010 are likely to meet the market's requirements in terms of layout and specification and are more likely to be future proof. This suggests that the residential care homes within the catchment may be older and less suitable for the care needs of today's senior population.

TITLE AND TENURE

The site is registered under title number: SY668629

The leasehold interest in the sites will be sold with a term of 125 years.

METHOD OF SALE

This property is offered for sale by private treaty. Offers are invited for the leasehold interests on an unconditional and STP basis. A copy of the proposed terms for the lease can be seen in the Data Room.

Please note that the Vendors reserve the right not to accept the highest or any offer, to withdraw the site from the market or to alter the method of sale at any time.

VAT

The Vendors will not elect to charge VAT.

EPC RATINGS

Whiteley House - EPC C

Ingram House - EPC C

A copy of the Energy Performance Certificates can be seen in the data room.

VIEWINGS

Viewings are strictly by appointment only. Please contact James Dear or Tessa Wright at Savills to make an appointment.

DATA ROOM

Further information relating to the site is available for download from our online data room:

https://estatecreate.com/WhiteleyHouse_IngramHouse

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