

PRIORY CRESCENT

NORTH CHEAM,
SUTTON SM3



Residential Development Opportunity – Subject to Planning

www.PrioryCrescent.co.uk

Offers invited for the freehold interest with vacant possession

**Lambert
Smith
Hampton**

NHS
Property Services

The Opportunity

Priory Crescent is a **unique residential development opportunity** (subject to planning) in North Cheam, Sutton SM3 8LR

Vacant former health care centre (Use Class E, formerly D1) arranged over ground floor with associated car parking.

Existing building extends to approximately **3,620 sq ft (336.34 sq m) GIA** on a 0.35 acre site.

Planning pre-application has been submitted to LB Sutton for **residential development of 7 houses** comprising 5 no. three bedroom and 2 no. two bedroom houses with a total GIA of 7,786 sq ft (723.3 sq m).

Located approximately **1 mile from West Sutton Station** (Thameslink)

Offers are invited to acquire the **freehold interest with vacant possession.**



Location

Priory Crescent is located 0.3 miles to the south of North Cheam, 1 mile to the north of Cheam, and 2 miles to the north west of Sutton town centre. The site is located in close proximity to Malden Road which runs north south between Cheam and North Cheam, and connects to London Road (A24), providing easy access to both Central London and the M25.

The site is located within a largely residential area characterised by two storey inter-war semi-detached properties. Cheam Leisure Centre and Cheam Priory Day Centre are located to the west of the site. The area is particularly popular with young families drawn by the high standard of schooling in the area.

Nonsuch Park and Cheam Playground are located within walking distance to the south of the site providing areas of open space. To the north of the site along London Road (A24) is a large Sainsbury's supermarket along with a range of local amenities.

The property has a PTAL rating of 2, being located within walking distance to a number of bus stops and routes. West Sutton Station (Thameslink) is located approximately 1 mile to the south west of the site, Worcester Park Station (Southern Rail) 1.4 miles to the north and Cheam Station (Thameslink) 1.2 miles to the south.



VIEW ON GOOGLE MAPS



Property

The property is situated on a site which extends to approximately 0.35 acre (0.142 hectare) and is accessed via Priory Crescent.



The property comprises of a single storey brick building extending to approximately 3,620 sq ft (336.34 sq m) GIA. An area of hardstanding for car parking is located to the south west of the property. To the north east of the building is an area of soft landscaping. Vehicular and pedestrian access to the site is via Priory Crescent.

The wider area is occupied by a leisure centre, surgery, day care centre and residential properties. The Priory Cheam Day Centre borders the site to the north west and south west with residential gardens located to the east and south.

There are no listed buildings on the site or in the surrounding area. Additionally the site is not located within a flood zone and there are no Tree Preservations Orders (TPOs) on the site.



Existing Property



Priory Crescent

Planning & Pre-Application Proposal

Planning Overview

Priory Crescent Clinic is a vacant former health-care centre within use class E, formerly D1. The property is located within the London Borough of Sutton and is not situated within a conservation area.

The site forms part of the Cheam Leisure Centre Site Allocation (Allocation S36) as stipulated within the London Borough of Sutton's Local Plan. The wider site is allocated for leisure, community and health uses. The site is also located within an Area of Potential Intensification.

The property has been deemed surplus to requirements by the Sutton Clinical Commissioning Group (CCG). The property previously provided a phlebotomy clinic before being relocated to Cheam in January 2020. The property was also occupied by Sutton CCG who moved their administrative services to Sutton's Civic Centre in January 2020.

NHS Property Services are of the opinion that the proposed residential development of the site will be compliant with local and national planning policy. It will allow for the sale of an NHS site that is surplus, which will provide much needed funds for reinvestment in the NHS estate and services, without harming the provision of healthcare. The redeveloped site will also contribute towards meeting local housing need. However, prospective purchasers should obtain their own planning advice and make their own enquiries with the relevant authorities.

Existing and alternative community uses within Use Class E (formerly D1) would not require planning permission for change of use.

For more information, please refer to the Priory Crescent Pre-Application Supporting Planning Statement which is available to download from the Data Room.

Pre-Application Proposal

In December 2020, NHS Property Services submitted a pre-application to the London Borough of Sutton's planning authority. The scheme designed by Stitch Architects proposes the demolition of the existing building and redevelopment to provide 7 new family homes, set along a new street accessed from Priory Crescent. The scheme proposes a terrace of 5 no. three bedroom townhouses and 2 no. two bedroom semi-detached houses with a total GIA of 7,786 sq ft (723.3 sq m). Each property benefits from a private garden, allocated parking and cycle storage.

A formal planning response from the LB Sutton will be made available to bidders and uploaded to the Data Room once received.

All documents relating to the pre-app submission are available to download from the data room.

Proposed Schedule of Accommodation

House type	Storeys	Number	GIA / NIA (sqm)
2 bed 4 person house	2	1	81.3
2 bed 3 person wheelchair adaptable house	2	1	102
3 bed 6 person house	3	5	108
Total		7	723.3



Proposed Floor Plans

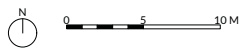
Ground Floor



First Floor



© Stitch-Studio



The site plan illustrates the proposed development at 1000 West 10th Avenue. The building is a long, narrow structure with a central corridor and multiple rooms, including bedrooms, bathrooms, and a kitchen. The plan also shows a parking area with several spaces, a loading dock, and a service area. The site is bounded by PRIORITY CRESCENT to the south and other streets to the north and east. The plan includes a north arrow and a scale bar.

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Sales Process

Tenure

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NHS Property Services owns the freehold interest in the Property and is registered under two separate titles (Title No. SGL575750 and Title No. SGL575751).

Copies of the Title documents and a report on title are available to download from the Data Room.

VAT

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The property is not elected for VAT.

EPC

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The property has an EPC rating of a C. A copy of the EPC is available to download from the Data Room.

Method of Sale

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The freehold interest in the property is being offered for sale by informal tender.

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.

Professional Fees

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Each party is responsible for their own costs incurred in the transaction.

Clawback Provision

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The vendor will require a clawback/anti-embarrassment provision. Details are available to download from the Data Room.

Basis of Offer

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Offers are invited to acquire the freehold interest with vacant possession. The Vendor will consider both conditional and unconditional bids. Bidders are required to complete the **Bid Submission Template** which is available to download from the Data Room.

Bids are to be received by **2pm on Thursday 4th March 2021** and are to be submitted by email as follows:

Ref. Priory Crescent Bid

FAO Andrew Fraser

Lambert Smith Hampton

E: afraser@lsh.co.uk (Please also send a copy of your bid to london.sites@property.nhs.uk)

The vendor is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party. Unless stated, offers are subject to contract only.

Viewings

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Viewings can be arranged for interested parties, strictly by appointment only through the sole selling agent Lambert Smith Hampton. Please contact James Kirby to book an appointment.

Parties will be expected to follow all Government guidance relating to Coronavirus (Covid-19) at the time of inspection.

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.PrioryCrescent.co.uk**.

Contact

For more information please contact:

James Kirby

Jakirby@lsh.co.uk

T: 020 7198 2379

M: 07581 245442

Andrew Fraser

afraser@lsh.co.uk

T: 020 7198 2124

M: 07834 626318



On the instructions of NHS Property Services



DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. January 2021.