

ST WILFRID'S

TITE STREET
CHELSEA SW3

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SUMMARY

Exceptional Prime Central London development opportunity located in the heart of Chelsea within The Royal Borough of Kensington and Chelsea.

Rare 0.74 acre freehold Site with a large private garden.

Prime location in the heart of Chelsea, close to Sloane Square and the River Thames, within the Royal Borough of Kensington & Chelsea.

Existing building is arranged across lower ground, ground and up to four upper floors, extending to a total of 38,080 sq ft (GIA).

The current Site accommodates; the former St Wilfrid's Care Home, which used to accommodate up to 44 residents, the charity offices, convent, chapel and associated accommodation.

Significant development potential for a range of alternative uses including prime residential development subject to necessary consents.

An MSMR Architects feasibility study indicates potential for a new build scheme of 129,939 sq ft GIA.

Comprehensive pre-application meeting with local planning authority for the redevelopment of the Site into a residential-led new build scheme.

To be sold with full vacant possession of the buildings.

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LOCATION



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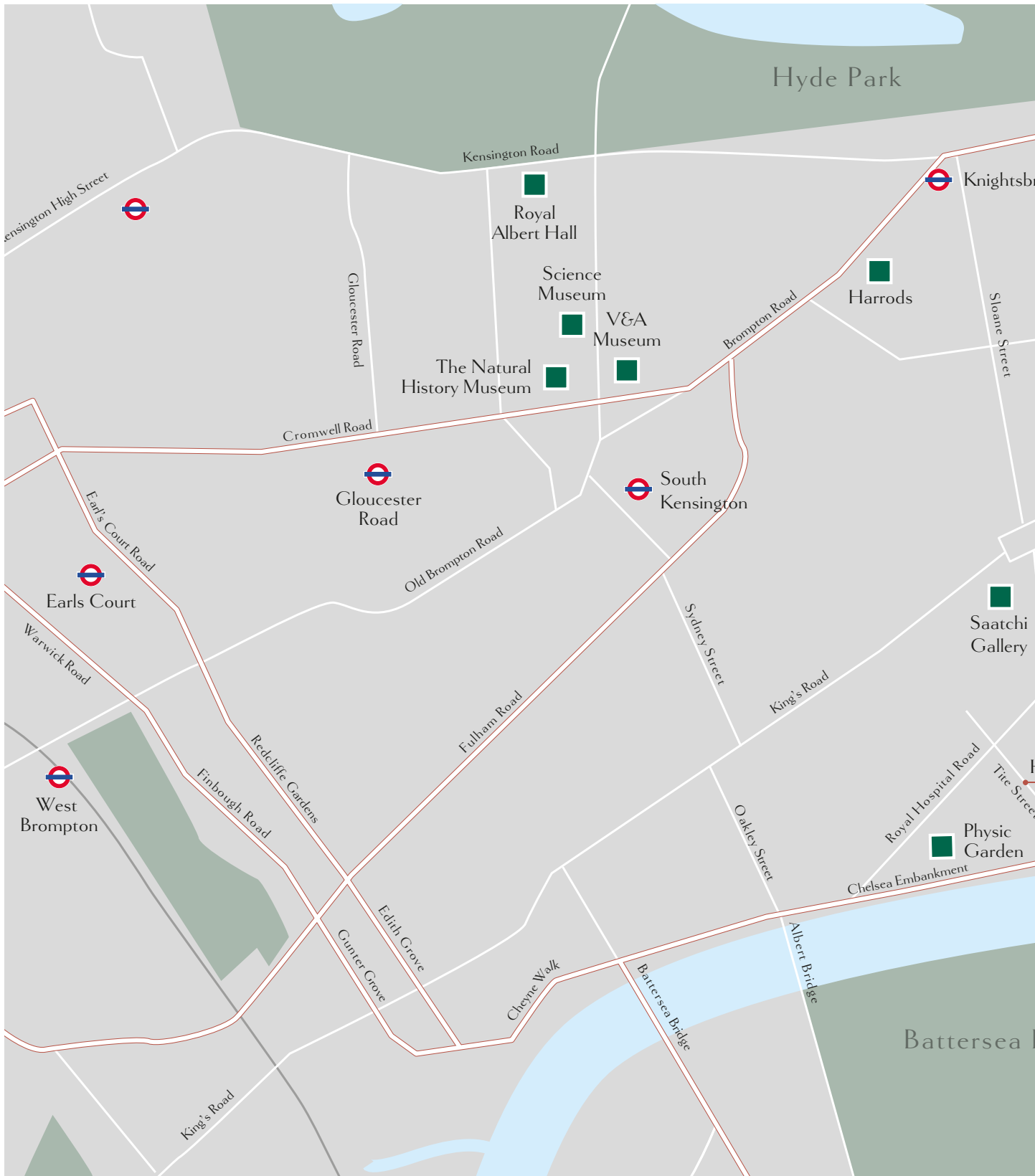
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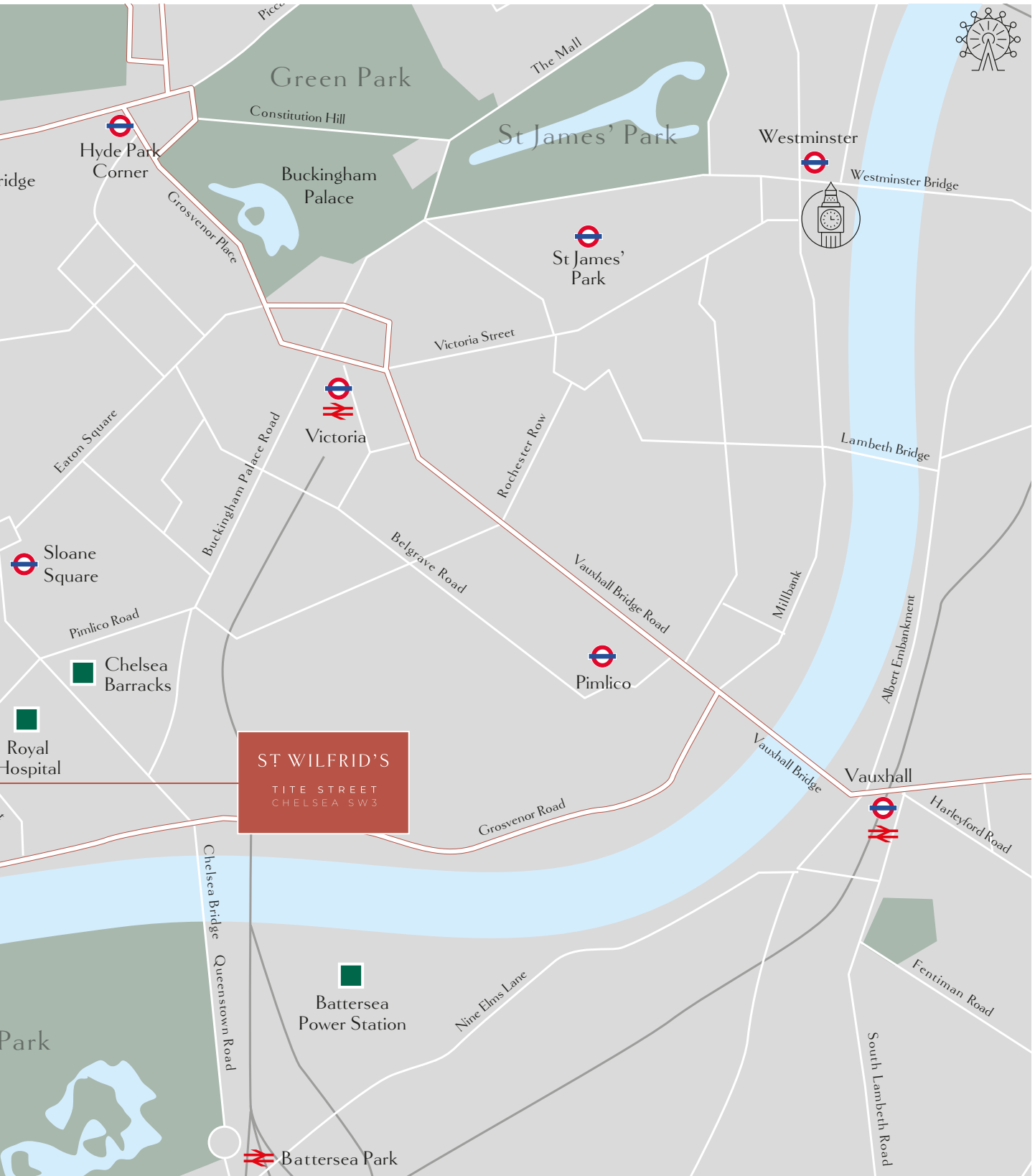
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THE LOCATION

The Site is located in the heart of Chelsea, positioned on the southern side of Royal Hospital Road, a short walk from Chelsea Embankment and the River Thames, close to Sloane Square and the King's Road.

The vibrant areas of Sloane Square, South Kensington, Knightsbridge and Battersea Park all lie within a 1 mile radius, putting the best culture and lifestyle amenities London has to offer within easy walking distance.

The immediate neighbourhood is highly desirable and has long been recognised as one of London's most prime residential locations.

As far back as 1694 Chelsea was known as a popular location for the wealthy and described as a "village of palaces". Chelsea remains home to many British families but also has a strong international following.

Chelsea is known for its traditional residential architecture interspersed

with quiet garden squares and a well-loved village feel. Much of the housing stock is protected by Conservation Area restrictions or Listed Building status, protecting the area from significant development.

Adjacent to Tite Street is the Royal Hospital Chelsea, a retirement and nursing home for c.300 veterans of the British Army distinguished by their scarlet coats and tricorne hats. The Royal Hospital plays host to the hugely popular annual Chelsea Flower Show held by the Royal Horticultural Society since 1912.

The Site is also adjacent to the National Army Museum and 0.1 miles north of the Chelsea Physic Gardens.

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CONNECTIVITY

The Site benefits from good transport links with Sloane Square underground station 800m away (District and Circle line) and South Kensington (Piccadilly, Circle and District) approximately 2km away and the brand-new Battersea Power Station underground station (Northern line) also nearby within 2km.

Bus routes stop on Royal Hospital Road and Lower Sloane Street, offering easy access to Victoria, the West End and the City to the east, and Fulham, Wandsworth and Putney to the west. Chelsea Embankment (A3212) is 160m to the south and links to the A4(M) acting as one of the main routes west out of London to Heathrow Airport and to the north east out of London to Stansted Airport. London's major financial districts, the West End, the City and Canary Wharf, can all be reached within 40 minutes.



TRAVEL TIMES



PUBLIC TRANSPORT

- The West End **25 minutes**
- King's Cross (Eurostar) **25 minutes**
- City of London **26 minutes**
- Canary Wharf **32 minutes**
- Heathrow **60 minutes**
- Gatwick Airport **70 minutes**



WALKING

- Belgravia **10 minutes**
- Sloane Square **10 minutes**
- Battersea Park **10 minutes**
- Battersea Power Station **18 minutes**
- South Kensington **18 minutes**
- Victoria Station **20 minutes**
- Pimlico **20 minutes**
- Knightsbridge **25 minutes**
- Hyde Park **28 minutes**
- Buckingham Palace **30 minutes**



CAR

- Knightsbridge **10 minutes**
- Mayfair **15 minutes**
- City of London **35 minutes**
- Canary Wharf **50 minutes**
- Heathrow Airport **55 minutes**



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· THE ·
PROPERTY



EXISTING BUILDING

Freehold development opportunity with a total Site area of 0.74 acres (0.3 hectares).

The Site comprises the former St Wilfrid's Care Home, which closed in March 2019, and provided accommodation for up to 44 residents, together with a convent providing residential accommodation, a private chapel and office accommodation.

Notably there are significant communal areas and a large private landscaped garden.

With history dating back to the late 18th Century, being formerly the location of The Victoria Children's Hospital, the building as seen today and opened in 1976.

The building is neither locally nor statutorily listed and is considered to provide a 'Negative' contribution to the Royal Hospital Conservation Area within which it is located.

Existing accommodation is arranged over lower ground, ground and four upper floors. The total area of the care home totals approximately 17,686 sqft (1,659.2 sqm), the Convent totals approximately 20,223 sqft (1,878.8 sqm) (GIA).

The care home is no longer viable and unlikely to be economically capable of further adaptation.

A pre-application discussion has been undertaken with the local planning authority, the Royal Borough of Kensington and Chelsea (RBKC), to reinvigorate the Site with new accommodation to replace the existing building with a new-build residential-led scheme, which re-provides an element of community use to take account of the existence of the former care home.

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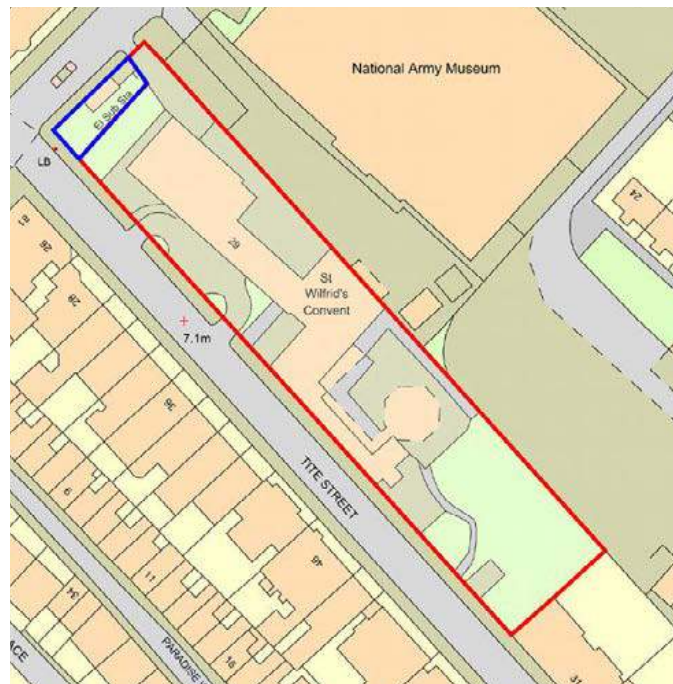
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TITE

29 Tite Street is held freehold under title number NGL526801.
The Site extends to approximately 0.74 acres (0.3 hectares).

The Site is held freehold and will be offered with vacant possession. The area edged blue on the site plan below comprises an electricity substation historically leased by the vendor to UK Power Networks who are holding over under the terms of a 60 year lease from 20 July 1953. Initial discussions regarding a renewal of this lease have taken place and details can be found in the dataroom.



— Area: 0.72 acres (2,903.1 sqm) — Area: 0.03 acres (125.8 sqm)

PLANNING CONTEXT & HISTORY

Site Designations

Under the provision of RBKC's Local Plan (2019), the Site is allocated to be within:

The Thames Policy Area

Royal Hospital Conservation Area

Tier II Archaeological Priority Area

Site of Nature Conservation Importance

Air Quality Management Area

St Wilfrid's Convent and Home opened in 1976 as a hostel for working ladies. Subsequently the home was gradually adapted and registered as a residential care home following the introduction of the Registered Homes Act (1984). As the home was never built as a care home, the rooms have not been designed for a care setting. Consequently, the rooms are smaller than those required by older and frailer residents and do not contain en-suite bathrooms.

The existing building's use evolved incrementally over time, pursuant to the above incremental changes. The building came to operate as a care home alongside the independent convent (including the private chapel) in separate wings of the building. The garden forms part of the private space used by the convent.

The care home has been vacant since 2019 when it ceased to operate due to the withdrawal of grant funding, increasing operational costs and the fact that the premises are not fit for modern day care needs. The private chapel has been deconsecrated. **The Site has an extensive planning history of modifications.**

HISTORICAL CONTEXT

In 1877, following the completion of the Chelsea Embankment in 1874, the Metropolitan Board of Works planned a new street to run from Queens Road to the Embankment (Queens Road was later renamed Royal Hospital Road to distinguish it from all the other Queens Roads in London). The new street was named Tite Street.

Victoria Children's Hospital

In February 1866 a meeting was held to discuss the urgent need for a children's hospital. It was decided that suitable premises would be chosen in the neighbourhood of King's Road, Chelsea, and that the new hospital would be called the South London Hospital for Children. Later that year the lease for Gough House was taken on and the freehold purchased in 1873.

In June 1885 construction of a new out-patients building was commenced. A new in-patients building was built in 1903 to the north of Gough House. Gough House was then remodelled to provide administration offices and accommodation

for the Resident Medical Officers. An extra storey was added to the building and an entrance made in Tite Street. By 1905 all the work had been completed and the Hospital was renamed the Victoria Hospital for Children which had over 100 beds.

In 1921, 29 Tite Street* became vacant and was put up for sale. The premises were acquired, adapted and opened in 1922 giving the Hospital a total of 138 beds. In 1964 due to the difficulty in modernising the premises, the Ministry of Health decided to close the Hospital, with its activities transferred to the newly built St George's Hospital in Tooting.

* The numbering of Tite Street has changed several times over time. The original number 29 sat immediately to the south of Gough House.

GOUGH HOUSE c.1820



VICTORIA CHILDREN'S HOSPITAL 1908



VICTORIA CHILDREN'S HOSPITAL 1966



St Wilfrid's Convent

The Victoria Children's Hospital was demolished in 1966 and the Site sold to St Wilfrid's Convent. The present building, opened in 1976, was designed as a convent accommodating up to 15 nuns and a hostel for working ladies. Over the years, the hostel was gradually adapted and registered as a care home for up to 44 residents. Comprising two blocks of 4 and 5 storeys above a basement the building has a shallow pitched roof and a single storey octagonal chapel overlooking a garden to the south.

Clad in grey brickwork and largely unadorned, the building is unprepossessing, lacking the conviction of Holford's distinctive neighbouring National Army Museum. It is classified in the local authority's Royal Hospital conservation area statement as "negative" and out of keeping with the conservation area's character.

The scale and massing of the building are much reduced from the former Victoria Children's Hospital previously occupying the Site, and whilst

a private garden to the south end of the Site creates a 'gap' in the urban fabric (as identified in the Conservation area appraisal), this is currently unwelcoming and contributes little to the streetscape at pedestrian level, being bounded by a 3m high wall.

Tite Street is primarily populated by Victorian terraced houses, the majority of which are 4 storeys high, set back from the pavement by a series of lightwells serving a lower ground floor. These are viewed to contribute positively to the conservation area in the CAA, and are in many cases listed. They create an architectural rhythm and sense of scale to the street, which is interrupted by the existing building at 29 Tite Street.

FLOOR PLANS

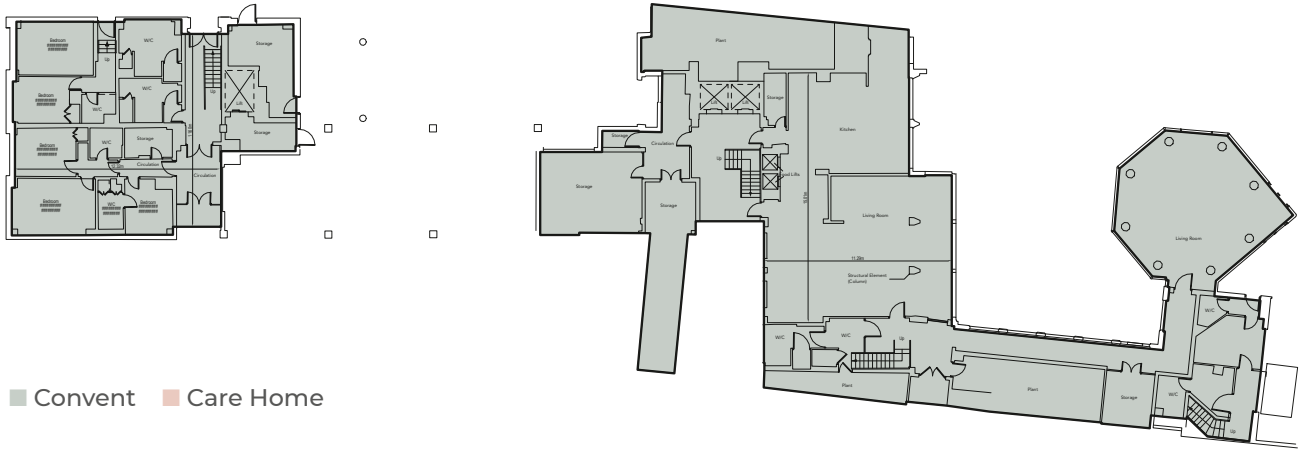
Summary of Gross Internal Areas

Floor	Use	Area sqm	Area sqft
Lower Ground	Convent	740.10	7,966
Ground	Convent	355.97	3,832
First	Convent	153.19	1,649
Second	Convent	151.05	1,626
Third	Convent	149.77	1,612
Fourth	Convent	222.96	2,400
Fifth	Convent	26.76	288
Convent Total		1,799.80	19,373
Ground	Care Home	389.40	4,191
First	Care Home	397.18	4,275
Second	Care Home	395.00	4,252
Third	Care Home	398.65	4,291
Care Home Total		1,580.23	17,009
Ground	Common Area	34.90	376
First	Common Area	40.62	437
Second	Common Area	41.12	443
Third	Common Area	41.14	443
Common Area Total		157.78	1,698
Overall Total GIA		3,537.81	38,080

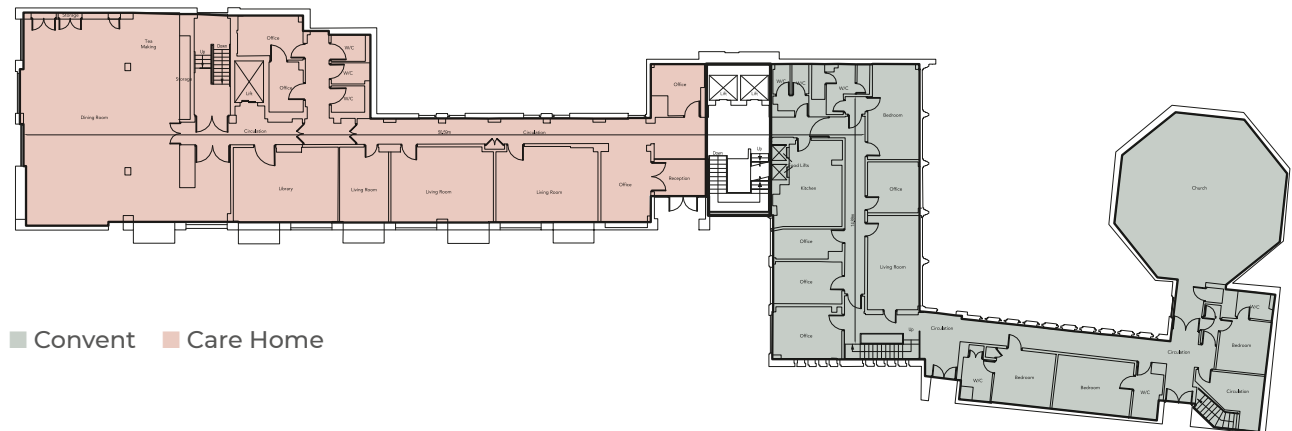
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Lower Ground Floor



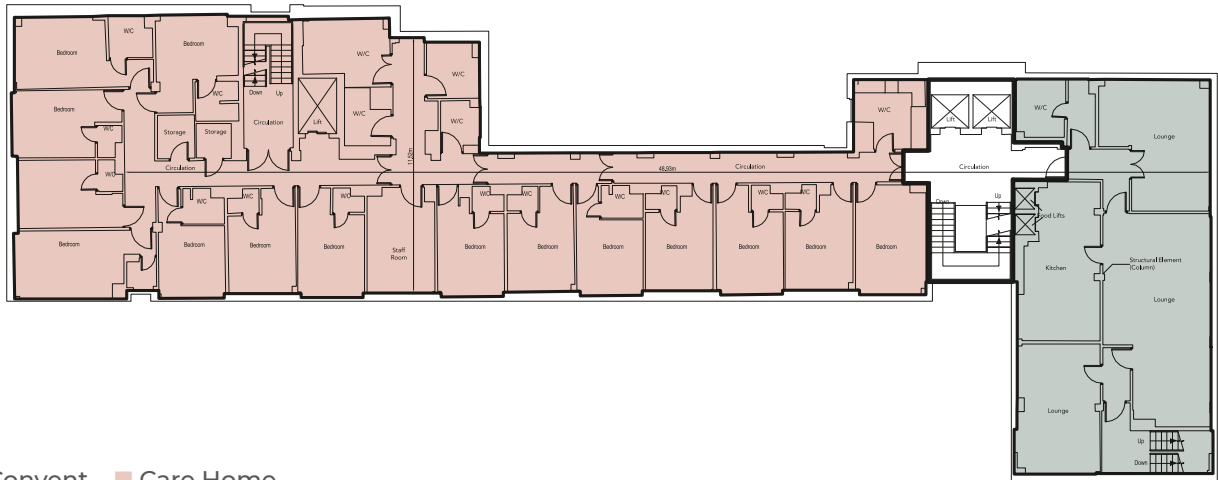
Ground Floor



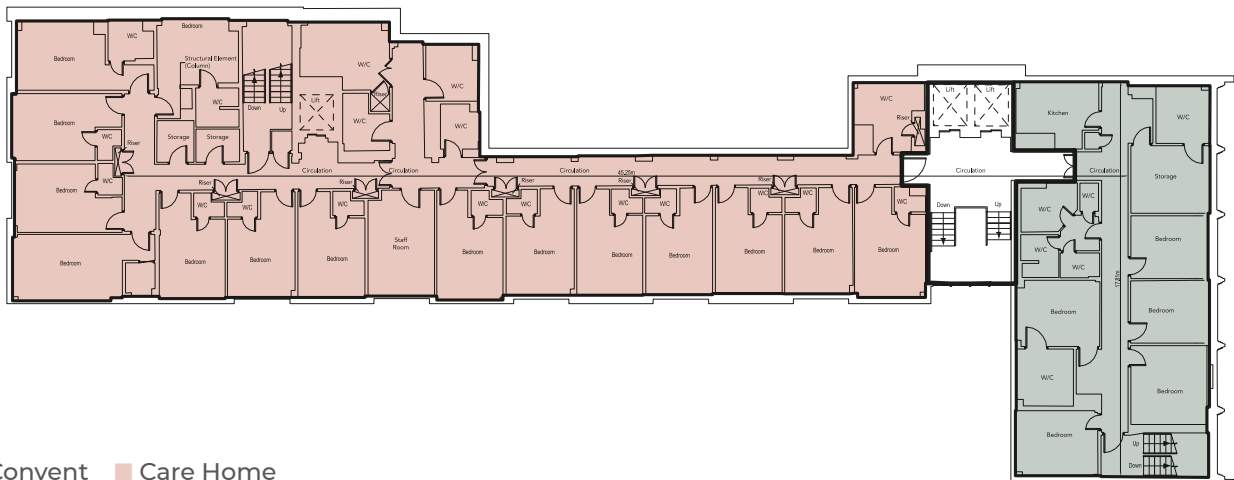
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First Floor



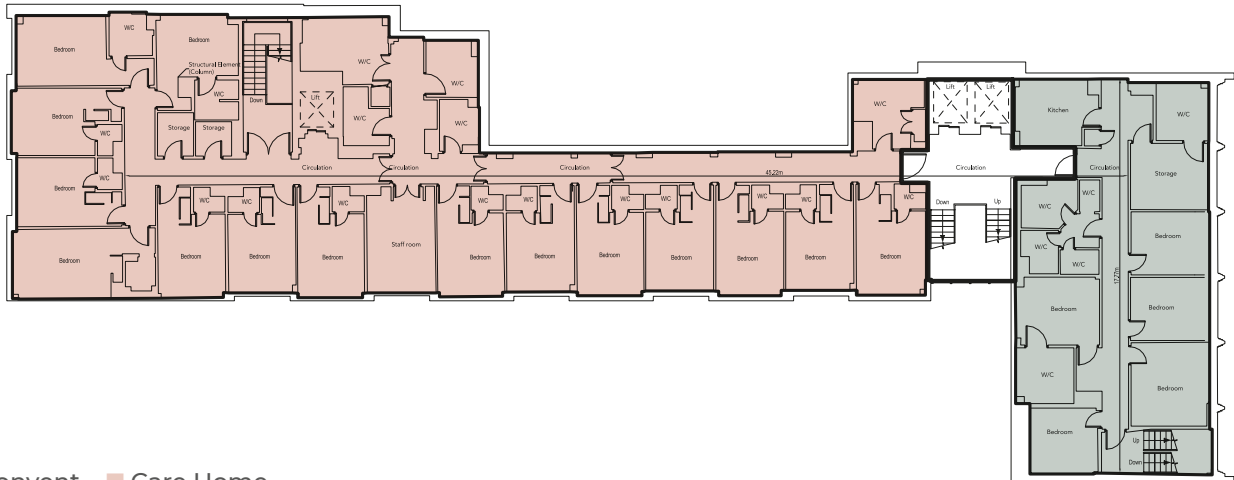
Second Floor



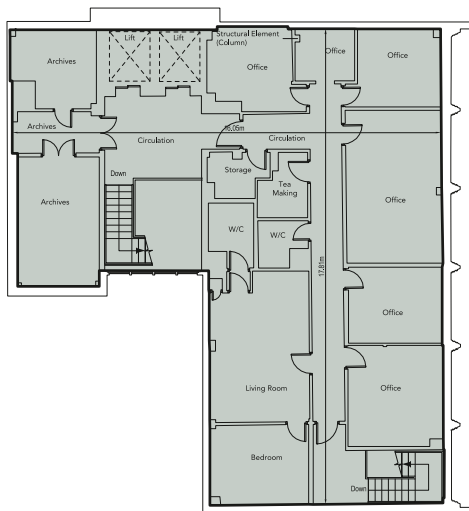
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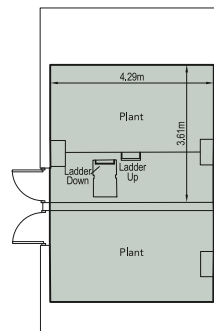
Third Floor



Fourth Floor



Fifth Floor



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DEVELOPMENT
POTENTIAL



DEVELOPMENT POTENTIAL

Summary

The property has potential to be reconfigured and extended or redeveloped for a range of different uses, subject to planning and other necessary approvals.

The vendor has produced a pre-application document for a residential led development of 127,939 sqft this was submitted to the Council in May 2022 with positive verbal feedback supporting a residential led development of the site. Written feedback will be provided in the dataroom once received from the Council.

A feasibility study produced by MSMR Architects identifies a range of potential options for a residential-led scheme.

Option 1 illustrates an indicative block massing study which was submitted to RBKC in the form of a pre-application and received positive feedback.

Option 2 illustrates a town-scape massing study. This version was not discussed in the pre-application meeting.

Both feasibility studies were informed by development envelopes produced by a Right of Light surveyor.

The proposed accommodation includes a mix of: private, affordable and community uses.

The massing options presented could deliver between 18 - 24 houses, or 70 - 90 apartments depending on final configuration / agreement on unit size.

PLANNING

The following is a summary of the Planning context for the Site prepared by Knight Frank Planning and informed by positive pre-application consultation (12/05/22) with Planning Officers from the Royal Borough of Kensington and Chelsea.

RBKC recognises that this site presents a significant residential-led redevelopment opportunity.

The site is situated within the Royal Hospital Conservation Area and in close proximity to several Listed Buildings.

The existing buildings are highlighted as making a 'negative' contribution to the Conservation Area and demolition / redevelopment is supported.

Bulk, scale and massing must be sensitive to the historic context and RBKC encourage the new development to reflect the verticality of existing development on the southern side of Tite Street.

A ground plus three storey massing scheme including a set back fourth floor is broadly supported by RBKC.

The massing scheme includes x2 basement levels to deliver a total of seven storeys.

RBKC would support a parking permit free development and as such any car parking should be incorporated on site.

The existing use of the site is provisionally agreed to be a Convent (sui generis) and Care Home (C2).

The Care Home element is considered to be a 'community use' in the context of Policy CK1 and RBKC would require planning balance justification for its loss or preferably reprovion of a similar care facility or an alternative community use (subject to viability).

It has been provisionally agreed with RBKC that the Convent is not a 'place of worship' neither is it a 'community use' and as such its loss is acceptable in planning terms.

An affordable housing provision (35%) would be sought on site (subject to viability).

Further information is available in the dataroom.

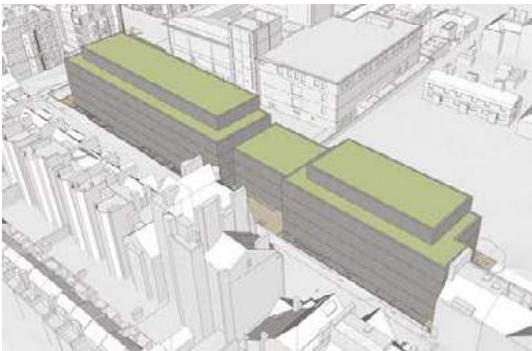
FEASIBILITY STUDIES

OPTION ONE BLOCK MASSING

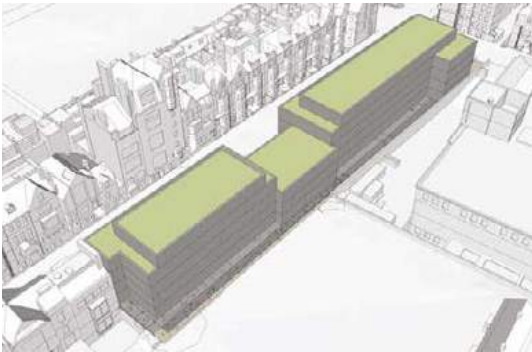
The proposed scheme includes 4 storeys above ground and a further two basement levels with the first basement level being served by a lightwells to the front and rear (Tite Street and the boundary with the army museum to the east).

The proposed split of uses includes affordable housing to the north of the Site (shown **brown** in

the stacking diagrams on the right) with associated ancillary spaces at basement 2 level. The **yellow** areas on the diagram relate to the potential re-provision of community use, predominantly located within the basement levels and accessed from the ground floor on Tite Street. The **green** areas on the plans relate to market housing and associated ancillary spaces.



VIEW FROM SOUTH-WEST REFINED FORM – PROPOSED MASSING

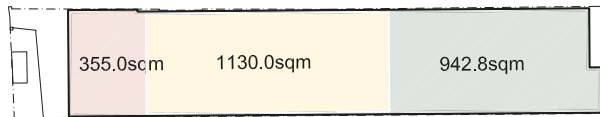


VIEW FROM SOUTH-EAST REFINED FORM – PROPOSED MASSING

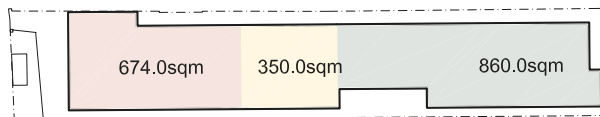
Proposed Accommodation

Total Approx. GIA Per Level (sqm)			
Level	Residential Market	Residential Affordable	Potential Community
4	910	-	-
3	827	647	-
2	1,083	647	-
1	1,083	647	-
GF	993	637	100
B1	860	674	350
B2	943*	355*	1,130
Total	6,699	3,607	1,580
	10,306		

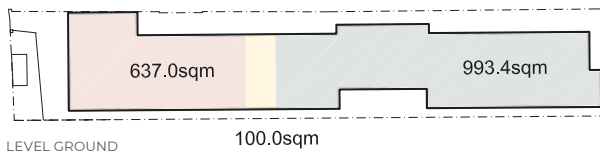
- RESIDENTIAL – MARKET
- RESIDENTIAL – AFFORDABLE
- POTENTIAL COMMUNITY USE



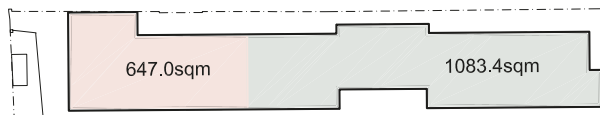
LEVEL B2 (NEW EXCAVATION)



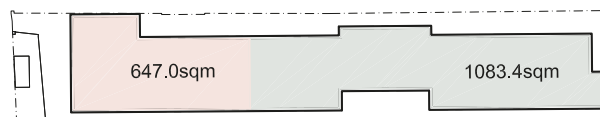
LEVEL B1



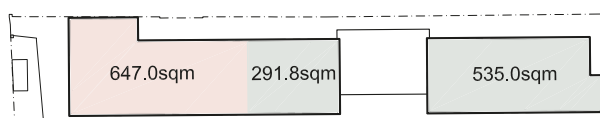
LEVEL GROUND



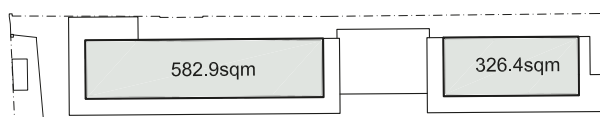
LEVEL 01



LEVEL 02



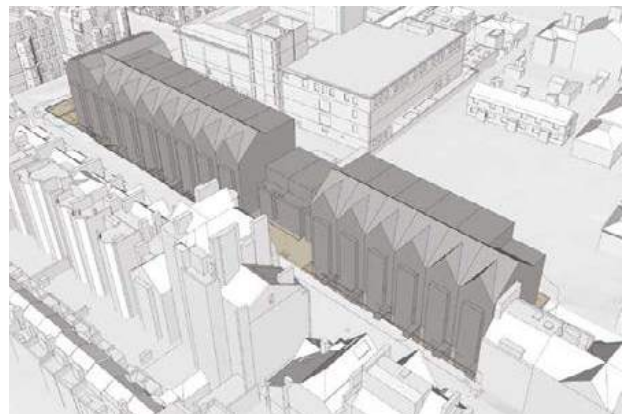
LEVEL 03



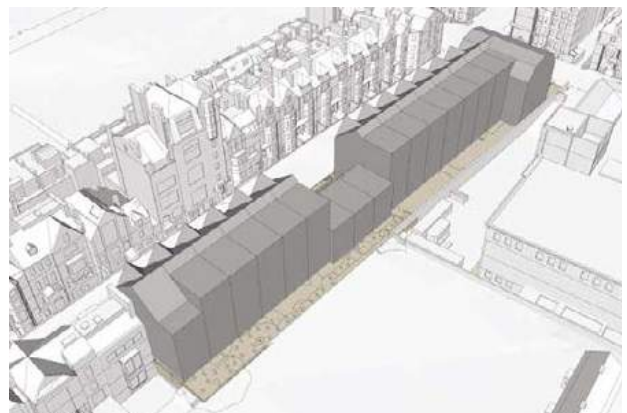
LEVEL 04

OPTION TWO TOWNHOUSE MASSING

This option illustrates a more refined massing study which was developed following the pre-application meeting.



VIEW FROM SOUTH-WEST REFINED FORM – ALTERNATIVE 'TOWNHOUSE' MASSING



VIEW FROM SOUTH-EAST REFINED FORM – ALTERNATIVE 'TOWNHOUSE' MASSING

ST WILFRID'S

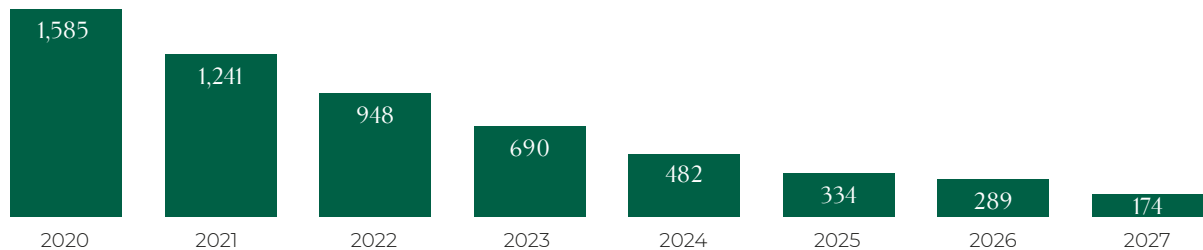
TITE STREET
CHELSEA SW3

· MARKET ·
COMMENTARY



RESIDENTIAL MARKET COMMENTARY

The new homes residential market in Prime Central London (PCL) is currently facing an acute shortage of supply, the result of tougher planning policy and value growth across competing uses, notably offices and hotels.



The figures above forecast a sharp reduction in new homes supply (£3,000 psf +) in the next five years: a product of the c.70% drop in construction starts for new PCL schemes that we have witnessed over the past three years.

Purchaser appetite for prime residential property has become increasingly product-focused in recent years. Best-in-class properties, which reflect relative value, are now becoming more important to investors than historic locational prejudices.

The Prime Central London residential market continues to be driven by high levels of demand and a scarcity of supply. This imbalance was exacerbated by the boom in activity during the 2020 stamp duty holiday, and has supported robust pricing levels over the past 24 months.

Prime Central London (PCL) prices remain in steady recovery mode, with quarterly growth reaching 1% in April, the highest such figure since July 2015. Annual growth in PCL reached 2.3% in April, which was the highest rate since May 2015. We forecast that average prices in PCL will increase by 6% in 2023, with cumulative growth of 22.2% in the five years to 2026, outperforming other UK residential markets.

While supply chain issues and rising build costs have been brought into sharper focus over the past year, the growing disparity between supply and demand is expected to continue, with flight capital from around the world targeting London as a 'safe haven' against the backdrop of ongoing global uncertainty.

Four-year House Price Annual Growth Forecast

	2022	2023	2024	2025	Cumulative 2021 to 2025
Prime Central London	7%	5%	4%	5%	25%
Prime Outer London	4%	4%	4%	5%	23%
Greater London	4%	3%	3%	3%	18%

Source: Knight Frank Research

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The Kensington

Developer Consortium led by Lodha

Units 68 Apartments

Sale Launched April 2022



Chelsea Barracks

Developer Quatari Diar

Units 449 Apartments

Sale Phase 1 sold out - Phase 2 selling



Belgravia Gate

Developer Wainbridge Estates

Units 11 Apartments

Sale Sold Out



One Palace Street

Developer Northacre

Units 72 Apartments

Sale On The Market



Cheyne Terrace

Developer Native Land

Units 38 Apartments

Sale Sold Out



The Draycott

Developer Chepstow Advisory

Units 12 Apartments

Sale Sold Out



100 Sydney Street

Developer Finite Property Investments Limited

Units 8 Apartments

Sale Partially Sold



2 Lucan Place

Developer Northacre

Units 31 Apartments

Sale Under Construction

FURTHER INFORMATION

Legal Title & Tenure

A copy of the freehold titles and pertinent legal information can be found within the dedicated project data room. The property is held under title number: NGL526801.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

EPC

The EPC is available on the dedicated website.

Inspection

Inspections are by appointment only and can be arranged through the Vendor's sole agents Knight Frank LLP. Viewings are undertaken at the viewers own risk and no liability will be accepted by the freeholder or Knight Frank LLP.

Virtual Tour

A virtual tour of the Site can be accessed here:

Method of Sale

Offers are invited for the freehold interest in the property. Please refer to the dedicated website for information on the method of sale, bidding procedure, bid date and the bid form. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

The Charities Act 2011

The sale of the property is subject to the provisions of the Charities Act 2011 as it relates to property sales.

Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

VAT

The property is not elected for VAT.

AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

Dataroom

A project dataroom has been set up to host all relevant information on the Site. Please contact Vendor's sole agents Knight Frank LLP for access details.

Daughters of the Cross

The vendor, the English Province of the Congregation of the Daughters of the Cross of Liege, which operated St Wilfrid's Care Home, has supported the vulnerable and elderly in the UK since 1863 and is an international organisation with a presence in 10 countries. The funds received from the sale will be dedicated to the continued delivery of a wide range of services and charitable activities, wherever the Daughter of the Cross minister, in keeping with its ethos and mission.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs and videos dated May 2022.

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