



CGI of consented scheme

6 LANSDOWNE HILL

West Norwood, London, SE27 0AR

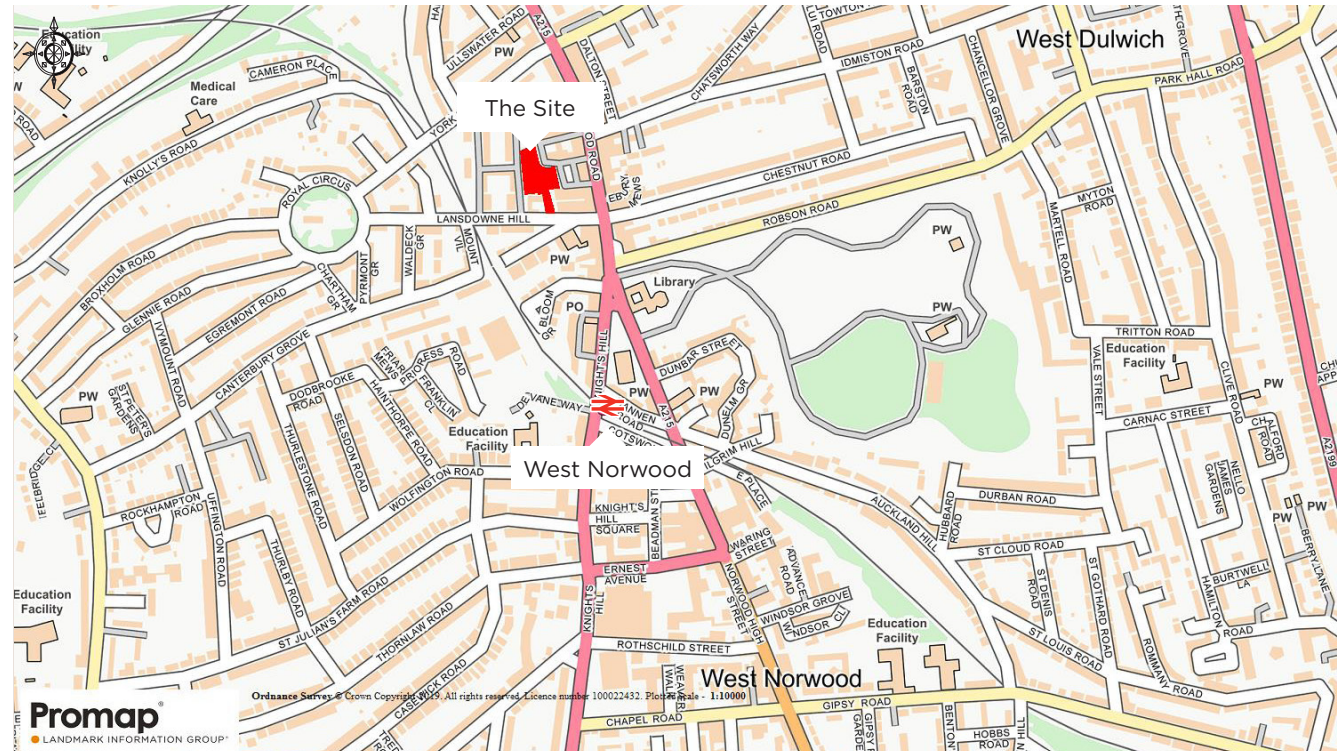
Residential led mixed use development opportunity

 **VANDERMOLEN**
REAL ESTATE

savills

EXECUTIVE SUMMARY

- Residential led mixed use development opportunity in **West Norwood, South London.**
- Site comprises a former commercial laundry facility within a site extending to approximately **0.7 acres (0.28 hectares).**
- Planning permission granted for the redevelopment of the site to provide **51 residential units and a separate office building** extending to 992 sq m (10,678 sq ft).
- **35 private units**, 5 shared ownership units and 11 social rented units.
- Combined residential Net Saleable Area of approximately **3,487 sq m (37,534 sq ft).**
- Approximately **450 metres** north of West Norwood National Rail station, providing direct services to London Victoria (22 minutes) and London Bridge (23 minutes).
- For sale **freehold** with vacant possession



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd. NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

LOCATION

The site is located in West Norwood within the London Borough of Lambeth.

West Norwood is a predominantly residential area centred around a high street which runs north to south along Norwood Road and Knight's Hill. There are a range of local amenities, shops, cafes and restaurants in close proximity, including a Sainsbury's supermarket located at the junction of Lansdowne Hill and Norwood Road. This offering has recently improved with the opening of the new Picturehouse Cinema on Norwood High Street which has been combined with the local library.

The site has excellent public transport connections, as indicated by its PTAL rating of 6a. West Norwood National Rail station is located approximately 450 metres south of the site providing direct services to Clapham Junction (14 minutes), London Victoria (22 minutes) and London Bridge (23 minutes). Tulse Hill National Rail station is located 650 metres north of the site providing direct services to London Bridge (19 minutes) and St Pancras International (25 minutes). There are also multiple bus routes operating along Norwood Road (A215) providing services to Elephant and Castle, Vauxhall, Waterloo and Croydon.



DESCRIPTION

The site extends to approximately 0.7 acres (0.28 hectares) and comprises a vacant single storey building extending to approximately 1,443 sq m (15,532 sq ft), formerly in use as a commercial laundry facility, along with outbuildings extending to 39 sq m (419, sq ft).

The site is accessed from Lansdowne Hill and is bound by B&Q to the north; residential flats to the south; Waylett Place to the east; and York Hill Estate to the west.

The property has been classified as having an EPC rating of E. The full EPC report is available in the dataroom.

PLANNING

The site falls under the jurisdiction of the London Borough of Lambeth and does not contain any listed structures nor is it located within a Conservation Area. It forms part of Site 18 which has been allocated in the Lambeth Local Plan for mixed-use development.

The site benefits from a resolution to grant planning permission (19/02840/FUL) for the following development:

“Demolition of the existing building and erection of a part 6 and part 7 storey building to provide 51 residential flats (Use Class C3) with amenity space at 5th floor level, and erection of a separate 4 storey office building (Use Class B1(a), together with provision of cycle stores, car parking spaces, refuse/recycling stores, landscaping and a new pedestrian links.”

We understand that 16 units will be provided as Affordable Housing (5 Intermediate; 11 Affordable Rent) secured through a Section 106 agreement.

S106 & CIL

The proposed development will be subject to the following financial obligations as outlined in the Section 106 agreement:

FINANCIAL OBLIGATION	SUM
Carbon Offset Contribution	£69,314.40
Controlled Parking Zone Contribution	£117,500
Employment and Training Contribution	£57,061
Monitoring Fee	£12,573.77
Residential Travel Plan Monitoring Fee	£3,800
Workspace Travel Plan Monitoring Fee	£3,800
Total	£264,049.17

The development will be subject to Mayoral CIL at a rate of £60 per sq m and London Borough of Lambeth residential CIL at a rate of £50 per sq m. These rates will be subject to inflation using the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors.

THE PROPOSED DEVELOPMENT

The consented scheme by GRID Architects provides three new buildings, ranging in height from 4 to 7 storeys.

Buildings A and B comprise 51 residential flats (C3) with amenity space at 5th floor level; Building C comprises a 4 storey flexible office building (B1a) extending to 992 sq m (10,678 sq ft).

A summary of the proposed residential accommodation by tenure is set out below:

UNIT TYPE	NUMBER OF UNITS	NSA SQ M	NSA SQ FT	GIA SQ M	GIA SQ FT
Private	35	2,152	23,164		
Intermediate	5	407	4,381		
Affordable Rent	11	928	9,989		
Total	51	3,487	37,534	4,491	48,341

- The 4 affordable rent units in Block A are located at lower / upper ground floor level with their own private entrances and the remaining 7 units are located in Block B which is all affordable.
- A new landscaped street will run between the residential and office buildings and new pedestrian routes will run from east to west linking Waylett Place to the York Hill Estate.
- There is provision for 8 blue badge car parking spaces (6 residential, 2 commercial).
- The office workspace in Block C has been designed to allow maximum flexibility for future uses of the building. Internal wall locations can be moved to suit tenant requirements and the lower floor has been designed with an active frontage to Waylett Place.



CGI of consented office block



6 Lansdowne Hill West Norwood, London, SE27 0AR

5

TENURE

The property is offered for sale freehold with vacant possession.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.

VIEWINGS

Internal viewings of the property are strictly by appointment, please contact the joint selling agents to arrange a viewing of the site.

VAT

The property is elected for VAT.

FURTHER INFORMATION

Further information including technical and legal documentation is available at: www.lansdownehill.com

CONTACT

For further information please contact:

Savills UK

Andrew Cox
acox@savills.com
020 7016 3851

Eleanor Heath
eleanor.heath@savills.com
020 3320 8211

Lucy Robbie
lrobbie@savills.com
020 7409 5988

Vandermolen Real Estate

Jonathan Vandermolen **Sam Phillips**
jv@vandermolenre.co.uk sp@vandermolenre.co.uk
020 7290 2828 020 3971 6066

Zach Harris
zh@vandermolenre.co.uk
020 3971 6060



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2020