

BARNES  
HOSPITAL

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LONDON SW14



## EXECUTIVE SUMMARY

- › Freehold mixed use development opportunity in the London Borough of Richmond upon Thames.
- › Pre-application engagement in relation to potential mixed-use redevelopment of site to provide educational premises (2,300 sq m), healthcare centre (2,200 sq m) and 83 residential units.
- › Plot A – Proposed C3 Residential Use. 0.7 ha (1.8 acres). To be sold for development.
- › Plot B – Proposed C2/D1 Community Use. 0.4 ha (1.1 acres). To be sold for development.
- › Plot C – Proposed D1 Healthcare Use. 0.3 ha (0.6 acres). To be retained by the Vendor.
- › For sale with vacant possession.



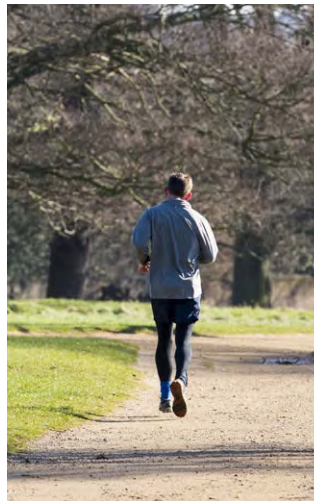


## LOCATION

The site is located on the south side of South Worple Way, East Sheen in the London Borough of Richmond and is approximately 1 km (0.64 miles) south west of Barnes High Street. Barnes is a leafy Thames-side village, with a handful of small boutiques, as well as local grocers, delis and a selection of popular restaurants.

The site is also within close proximity 3.2 km (2 miles) of Richmond town centre, providing a range of restaurants, bars, high street retailers and leisure facilities. Approximately 2.1 km (1.3 miles) to the south of the site is Richmond Park, London's largest Royal Park covering a total of 2,500 acres and benefitting from two 18-hole golf courses, fishing ponds and riding stables.

The site is situated in a suburban and predominantly residential area. It is bound by semi detached, predominantly late 19th century residential houses to the east and south (situated on Buxton Road and Grosvenor Avenue), Old Mortlake Burial Ground to the west and the train line between Mortlake and Barnes stations to the north.



**BARNES IS A LEAFY THAMES-SIDE VILLAGE, WITH A HANDFUL OF SMALL BOUTIQUES, AS WELL AS LOCAL GROCERS, DELIS AND A SELECTION OF POPULAR RESTAURANTS**





## CONNECTIVITY

The site is located approximately 0.7 km (0.4 miles) east of Mortlake station and approximately 1.3 km (0.8 miles) west of Barnes station. Regular train services run from Mortlake station to Clapham Junction (12 minutes)\* and London Waterloo (23 minutes)\*. Regular train services run from Clapham Junction in approximately 25 mins\*.

The area is also well served by bus routes. Notable routes include 72 (Wimbledon to White City), 209 (Mortlake to Hammersmith), 485 (Hammersmith to Wandsworth) and 33 (Twickenham to Hammersmith).

The M4 motorway lies approximately 5.3 km (3.3 miles) to the north of the site, which links Central London in the east to Heathrow airport and the wider national road network to the west.

\* www.tfl.gov.uk



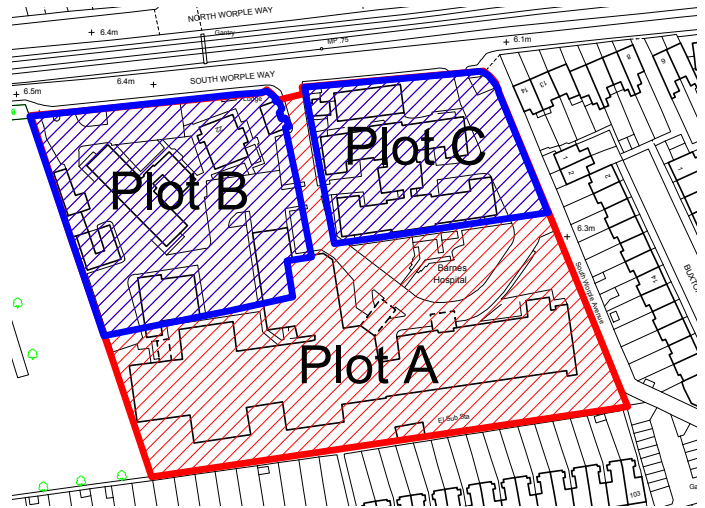
## SITE DESCRIPTION

Barnes Hospital is a broadly square site that extends to approximately 1.4 hectares (3.5 acres) in total. The site is occupied by buildings that are or were last used for healthcare purposes. Those buildings have a total existing Gross Internal Area of 6,654 sq m (71,600 sq ft).

First opened in 1889, the hospital site has been developed in a piecemeal fashion and currently comprises a collection of buildings from various periods of the late Nineteenth and Twentieth Centuries. The site is now considered surplus to current requirements and is being disposed of to enable investment for enhancement of facilities to serve residents of the Borough and other areas the trust serves. It is proposed that the site is split into three distinct plots that could be redeveloped independently. The adjacent plan shows the proposed division:

- Plot A: Approximately 0.7 ha (1.8 acre). To be sold for development.
- Plot B: Approximately 0.4ha (1.1 acre). To be sold for development.
- Plot C: Approximately 0.3ha (0.6 acre). To be retained by the Vendor

There are three pedestrian and vehicular access points from South Worple Way, with an internal one-way road system that runs between two inbound / outbound-only access points.



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## SERVICES

The property has the existing benefit of all mains services including gas, water, electricity, telecommunications and drainage. A full site utilities survey is available within the information pack. The building has 7 EPC Ratings which range from C - F with certificates and further information available on the dataroom.

## TENANCIES & TENURE

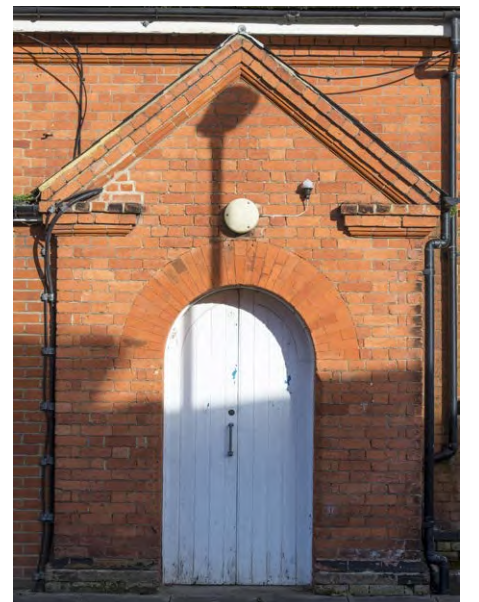
The site is held freehold under a single title number TGL98476 and is sold with all rights and reservations as listed on the title.

It is proposed that the current title will be split in three as described above. Plot A and Plot B will be sold with vacant possession. Plot C will be retained by the Vendor.

## RATEABLE VALUE

The site is currently subject to a rateable value of £90,000 (April 2010). The existing business rate and eligibility will need to be reassessed once the sub-division of the title has taken place.





# PLANNING & DEVELOPMENT

## Town Planning

The local planning authority is the London Borough of Richmond upon Thames. Whilst there is no site allocation in Richmond's current development plan, there are a number of town planning matters that should be noted:

- › The site is not located in a Conservation Area, but is adjacent to Queen's Road Mortlake Conservation Area.
- › None of the structures on the site are statutorily listed, but eight of the buildings are considered to be of townscape merit.
- › A number of trees on the site are subject to Tree Preservation Orders.
- › The existing uses on site are healthcare, which the Council classifies as "social infrastructure".
- › Whilst Richmond's policy seeks to protect and retain community facilities and social infrastructure, there are provisions within the development plan policy to allow loss of such uses if it can be shown that there is no longer a need for them or the uses are being re-provided elsewhere.
- › For example, paragraph 3.87A of the current London Plan states:

"Loss of social infrastructure in areas of defined need may be acceptable if it can be demonstrated that the disposal of assets is part of an agreed programme of social infrastructure re-provision (in health and community safety, for example) to ensure continued delivery of social infrastructure and related services".

The Vendor can demonstrate that Barnes Hospital no longer meets their operational requirements and that the intention is for sales proceeds to be directly re-invested in their Estate Modernisation Programme to the benefit of the boroughs it serves, including Richmond. On this basis, we believe that redevelopment of the site for residential in addition to the other social infrastructure uses (a school and a healthcare facility) is capable of satisfying that policy. Prospective purchasers should bear in mind, however, that the local planning authority has a firm expectation that policy-compliant affordable housing will be provided.

A pre-application submission was made to the Council in April 2016 that proposed redevelopment of the site to provide:

- › Residential development on Plot A
- › Two-form entry primary school on Plot B
- › A healthcare facility on Plot C

Further details of the proposed scheme for which advice was sought are set out below and on the adjacent page. The Council supported the principle of mixed-use development on the site, subject to a suitable justification for any loss of existing use could be presented. Furthermore, the Council would also require a clear justification for the demolition of any of the Buildings of Townscape Merit (BTMs). The submissions proposed that five of the eight buildings of townscape merit should be demolished, whilst retaining three buildings located on Plot B. These buildings are the Gatehouse, the Entrance Lodge and the Recreational Hall. Following discussions with the EFA, it was determined that Plot B was the most suitable location on the site for a school and therefore the justification for demolishing the BTMs would be that benefits of the schooling provision outweighs the negatives derived from demolition. There are no BTMs located on Plot A.

A full record of the pre-application exchange is available on the data room.

It is proposed that any planning application for residential use on the site should not prejudice the ability to deliver adequate "social infrastructure" on the wider site. Montagu Evans has advised that the best way for the Trust to ensure this objective is for the purchaser of Plot A to submit a an application - which could be outline or hybrid - which seeks permission for a defined amount of floorspace on each of the plots. This is to ensure that if, for example, a school is the first element to be permitted, the school does not 'use up' the development capacity of the remaining land (in terms of transport capacity).



# INDICATIVE MASTERPLAN

## Development Opportunity

The pre-application submission referred to above included an indicative development masterplan for proposed redevelopment of the site. Extracts from this submission can be seen on the opposite page.

The development proposals involve partial demolition of existing buildings and redevelopment of the site to provide 83 residential dwellings, with 97 parking spaces (62 underground), a 2,300 sq m (24,750 sq ft) two form entry school and 2,200 sq m (23,680 sq ft) healthcare centre together with suitable access and parking arrangements.

The residential proposals for Plot A are summarised below, with a more detailed schedule available on the dataroom:

### Total proposed schedule of accommodation

Unit Type	No of Units	Unit Size		Total Net Saleable Area		Total Gross Internal Area	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
1b	21	50	538	1,050	11,302	1,366	14,703
1b	2	57	614	112	1,206	145	1,561
2b	39	70	753	2,730	29,385	3,485	37,509
3b	3	90	969	270	2,906	337	3,631
4b Townhouse	18	120	1292	2,160	23,250	2,244	24,154
<b>Total</b>	<b>83</b>			<b>6,322</b>	<b>68,049</b>	<b>7,577</b>	<b>81,558</b>

The community uses proposals for Plot B are summarised as follows:

Use	Gross Internal Area	Sq ft
Nursery	80	861
Recreation Hall	130	1,399
Two Form Entry School	2,090	22,497
<b>Total</b>	<b>2,300</b>	<b>24,757</b>



Indicative Ground Floor



Indicative Upper Floor

## METHOD OF SALE

The property is for sale freehold with vacant possession.

Offers will be sought on both an unconditional and subject to planning basis, with offers invited by way of informal tender (unless sold prior).

Further details of the sale process will be provided in due course.

You should note that acceptance of any offer is dependent upon the approval of the Vendor's Full Business Case, details of which will be provided to parties in due course.

You should also note that the selected purchaser will be required to pay the Vendor's agency fees, which are 0.75% + VAT of the gross sale price, payable on completion.

## CONFIDENTIALITY

You are reminded that all information set out in this brochure and provided within the dataroom has been done so on a confidential basis, in line with the Confidentiality agreement that you signed upon accessing the dataroom.

This information should not be shared with third parties without express permission of the Vendors or Savills.

## VAT

The property is not elected for VAT.





# VIEWINGS

Viewings are strictly by appointment, please contact the sole selling agents to make an appointment.

# FURTHER INFORMATION

Further information relating to the property and the proposed development can be found at the dedicated online dataroom.

The dataroom can be accessed via:

[www.savills.com/barneshospital](http://www.savills.com/barneshospital)

# CONTACTS

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January 2017