



BRANCH HILL HOUSE

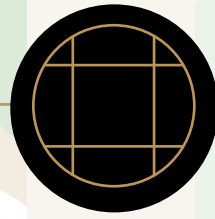
HAMPSTEAD | LONDON NW3

ACTING ON BEHALF OF FIXED CHARGE RECEIVERS



EXECUTIVE SUMMARY

- Exceptional freehold development opportunity in Hampstead north-west London.
- Attractive Edwardian property occupying 0.7 hectares (1.7 acres).
- Existing building extending to 2,106 sq m (22,652 sq ft) GIA.
- Use Class C2, formerly occupied as a care home, comprising 62 beds.
- Potential for a range of uses including co-living, hostel, education, hospitality, care home, residential, boutique hotel, members club, ambassadorial residence all subject to the necessary consents.
- Lapsed permission for comprehensive redevelopment, including conversion of the original building and significantly increased new build massing in place of the later extensions providing a residential (C3) scheme of 46,497 sq ft (NSA) and 63,984 sq ft (GIA).
- There are records of Branch Hill House dating from the early 18th century, with the original building being designed by renowned architect Henry Flitcroft. This was later added to in the early 1900s with the existing Edwardian wing. The original part of the building was demolished and replaced by the modernist extension by Camden Council in the 1960s.
- Offers are invited for the freehold interest subject to contract and exclusive of VAT.



LOCATION

The site is located at Branch Hill in Hampstead. The surrounding area is characterised by a blend of period properties, including Victorian and Edwardian terraces, alongside more recent residential developments. Hampstead is a historic and vibrant hub, with a plethora of national and independent retailers, cafes, bars, restaurants and pubs.

The site is less than 500 metres from Hampstead Heath. The Heath is one of London's best loved and largest green spaces, rich in wildlife, home to architectural gems like Kenwood House and offering numerous opportunities for outdoor pursuits and panoramic views of the capital from the top of Parliament Hill.

Hampstead London Underground Station is 500 metres to the south east and provides direct Northern Line services to King's Cross St. Pancras (10 minutes) Leicester Square (14 minutes) and Bank (19 minutes)*.

*(Source:tfl.gov.uk)







THE PROPERTY

Originally a grand residence built in c.1901 by Ernest Flint. The building was converted into a care home and extended in the 1960s. The care home was decommissioned in 2015, it provided 62 bedrooms when last in use. It occupies a 0.7 hectares (1.7 acre) site. The property is accessed from Branch Hill or Heysham Lane.

	SQ M	SQ FT
Garden Level	301	3,230
Entrance Level	774	8,327
1st Floor (1960's extension only)	568	6,114
2nd Floor	283	3,041
3rd Floor	180	1,940
TOTAL GIA	2,106	22,652



EXISTING FLOOR PLANS



GARDEN LEVEL

3,230 SQ FT
301 SQ M



Not to scale for indicative purposes only.

EXISTING FLOOR PLANS

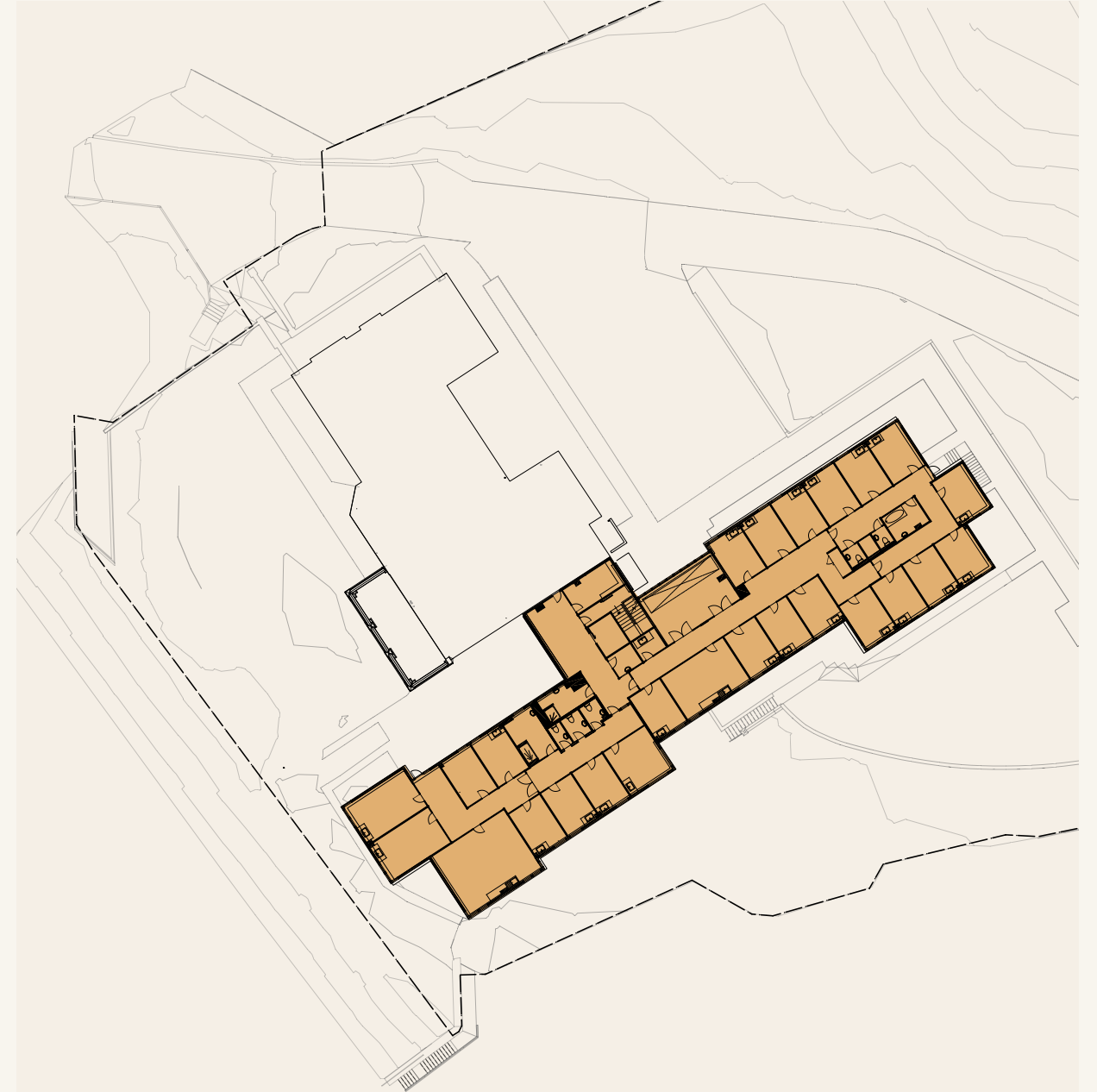
ENTRANCE LEVEL

8,327 SQ FT
774 SQ M



FIRST FLOOR

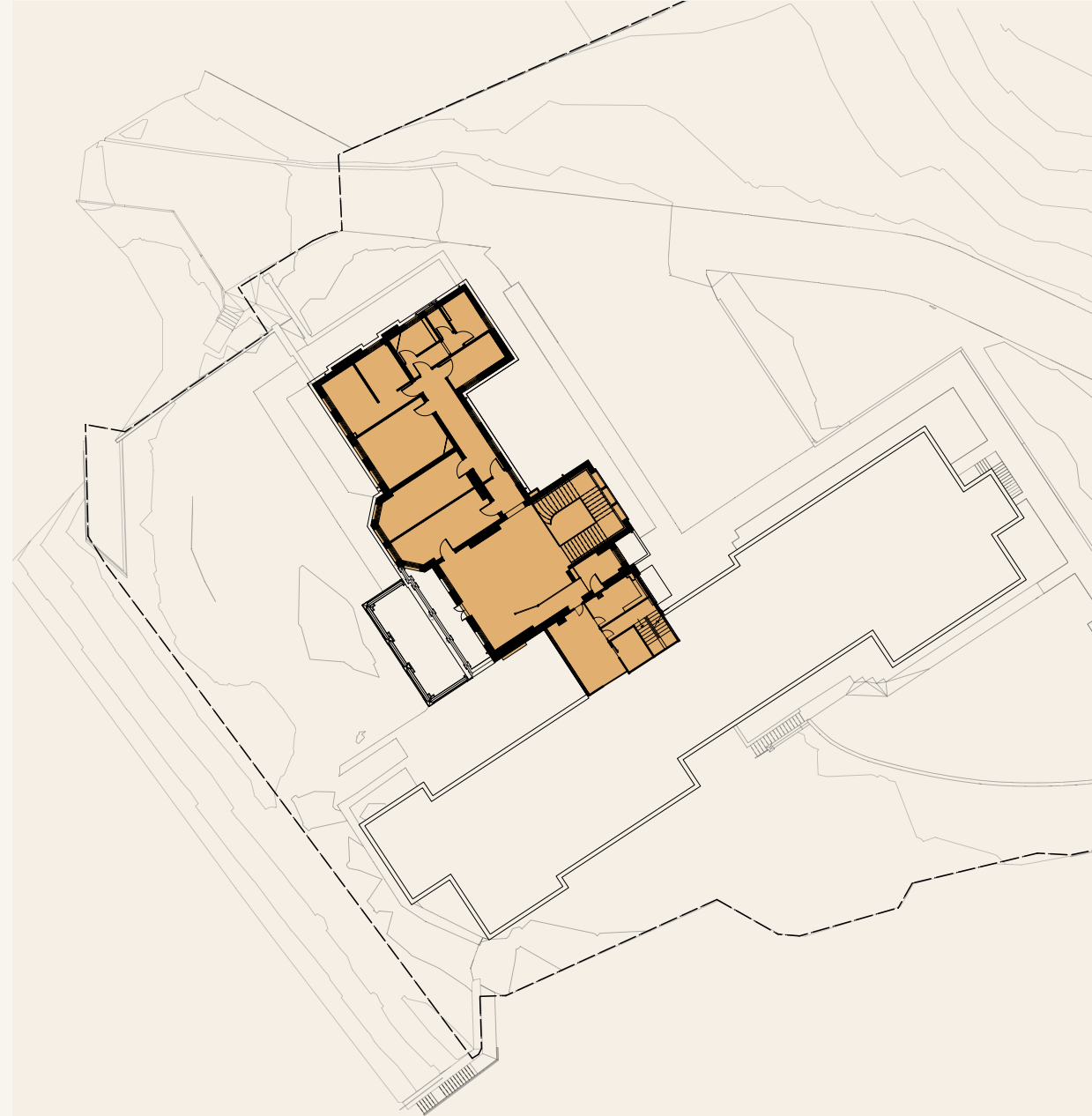
6,114 SQ FT
568 SQ M



EXISTING FLOOR PLANS

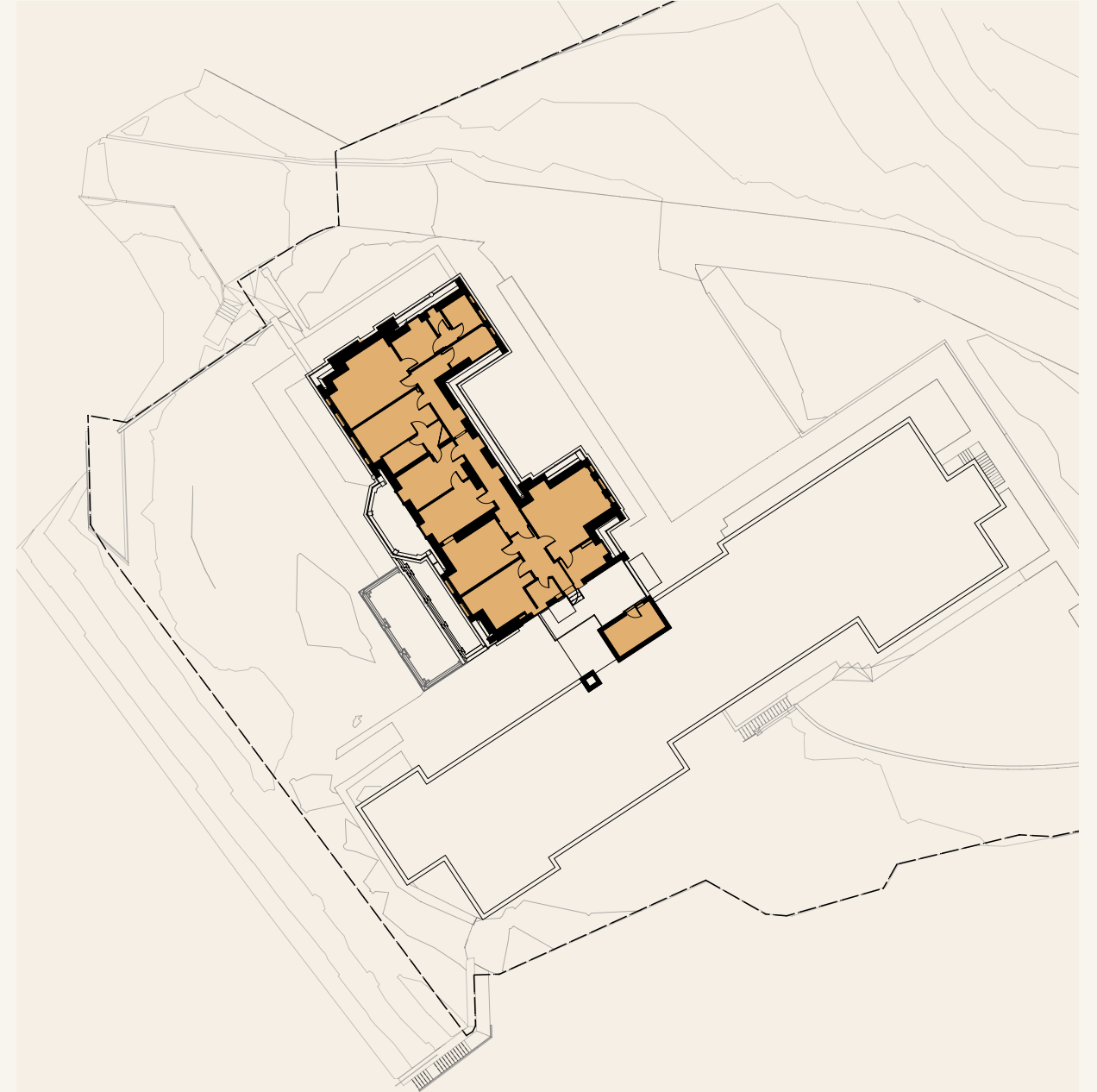
SECOND FLOOR

3,041 SQ FT
283 SQ M



THIRD FLOOR

1,940 SQ FT
180 SQ M



PLANNING

The site is in the London Borough of Camden. It is not listed but is in the Hampstead Conservation Area and is considered a positive contributor. The Spedan Close Estate to the immediate south west is Grade II Listed.

Planning permission was granted in August 2021 (ref: 2019/6354/P) for change of use to residential. The permission has since lapsed and the building is in C2 use class.

The scheme involved conversion of the original building and demolition of 1960s extensions, with significant new accommodation over 5 floors in its place. The scheme design provided for 28 apartments with a total **NSA of 4,320 sq m (46,497 sq ft) and GIA of 5,944 sq m (63,984 sq ft).**

A resolution to grant planning permission (ref: 2023/3060/P) exists for a single dwelling house connected to the northern end of the original building. The house would provide 3 bedrooms and 175 sq m GIA.

The lapsed permission demonstrates that C3 residential use on the site is acceptable to the Local Authority and sets a valuable precedent in terms of massing and quantum of development.

The Property could suit a range of uses including co-living, hostel, education, hospitality, care home, members club, boutique hotel, ambassadorial residence or residential, subject to the necessary consents.

The existing configuration of the Property and significant number of bedrooms could be utilised to generate income immediately.



METHOD OF SALE & TENURE EPC

The property is held under freehold (title registers BB11534 and BB9093) and is for sale with vacant possession by way of informal tender (unless sold prior).

The property has an EPC rating of C. The Certificate and Recommendations Report are on the dataroom.

FURTHER INFORMATION

DATAROOM

For detailed information including planning, technical and legal documentation please click button below:

[DATAROOM](#)

AML

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VAT

The property is not elected for VAT.

VIEWINGS

Please contact Savills, the sole selling agent, should you wish to make an appointment.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.



CONTACTS

DARREN ARNOLD

020 7409 9926
darnold@savills.com

SEAN COOPER

020 7409 9948
scooper@savills.com

JAMES HOLMES

07812 686 393
james.holmes@savills.com



Important Notice

Savills and their clients 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 July 2025