

FOR SALE FREEHOLD

HAMPTON DELIVERY OFFICE, ROSEHILL, LONDON, TW12 1HZ

South West London Development Opportunity



Executive Summary

- A development opportunity located in Hampton within the London Borough of Richmond upon Thames.
- A 0.29 acre (0.12 hectare) site comprising a single storey building extending to approximately 416 sq m (4,474 sq ft) GIA, including external storage.
- The property is currently used as a Royal Mail delivery office and is approximately 290m from Hampton National Rail station.
- Potential for redevelopment to alternative uses, including residential, subject to the necessary consents.
- For sale freehold with vacant possession on completion.

SAVILLS
33 Margaret Street
London W1G 0JD

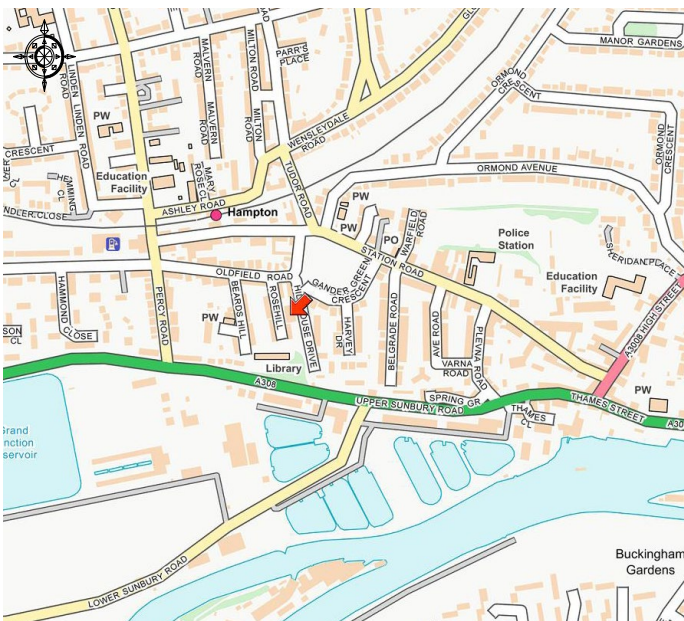
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Site boundary line for indicative purposes only



Location

The property is situated on the eastern side of Rosehill in Hampton, an affluent residential suburb in South West London. Hampton is bound by Hanworth to the north, the River Thames to the south, Bushy Park to the east and Kempton Park to the west. The surrounding area is predominantly residential in character. The site is bounded on all sides by residential uses including a four storey new build scheme immediately to the north.

Station Road to the north provides a number of local shops, independent restaurants and the Railway Bell Public House. A Little Waitrose is located 280m west of the site on Station Road. Kingston town centre is located approximately 5.9 km (3.7 miles) to the east, providing an extensive retail and leisure offering.

Hampton Village Green is located approximately 100m north of the site and offers an area of public open space with a children's play area. The River Thames lies to the south of Hampton and Bushy Park, the second largest of London's Royal Parks at 1,100 acres (445 hectares), lies to the east.

The site is approximately 290 metres (0.2 miles) south of Hampton National Rail Station which provides direct services to London Waterloo in 46 minutes and in 42 minutes with a change at Twickenham (source: National Rail). In addition, the site is well served by local bus services to Kingston and Richmond, and the M3 Motorway is located 4.2km (2.6 miles) to the west providing wider connectivity out of Greater London.



Description

The site comprises a single storey mail delivery / sorting office which extends to approximately 416 sq m (4,474 sq ft) GIA, including external storage. There is an area of hardstanding to the north of the building used for servicing / car parking, which is enclosed by a high brick wall. The site extends to approximately 0.29 acres (0.12 hectares) and vehicular and pedestrian access is from Rosehill.

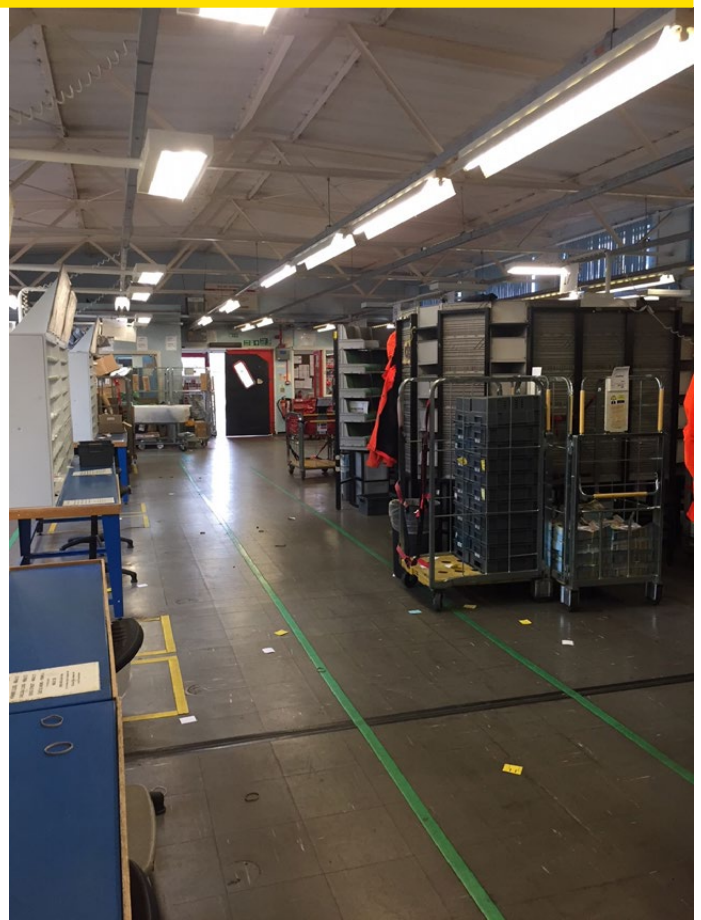
The site is bound by residential houses fronting Rosehill and Hill House Drive to the north and south, Hill House Drive to the east and Rosehill to the west. The residential houses to the north of the site form a new build scheme of five homes built circa 2010.

Planning

The property falls within the jurisdiction of the London Borough of Richmond upon Thames. It is not statutorily or locally listed, however Rose Hill Library is situated in close proximity to the site and is Grade II Listed. The site is located within the Hampton Village Conservation Area.

The site is allocated by the Local Plan (2018) for mixed use redevelopment (including residential) if the site is declared surplus to requirement by Royal Mail, and if there is no need for employment and social infrastructure uses in this area. Royal Mail plan to vacate the site in 2019.

A planning report has been prepared by Savills Planning which sets out the specific policies applicable to the site.



METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) with vacant possession on completion.

EPC

The property has been classified as having an EPC rating of D. The full EPC reports are available on the dataroom.

VAT

All offers should be exclusive of any VAT which may be charged on the purchase price.

VIEWINGS

Viewings are strictly by appointment as the site is still operational. Please contact the sole selling agents to make an appointment.

FURTHER INFORMATION

Further technical information relating to the property is available at:

www.savills.com/hamptondeliveryoffice

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