

# ST CLARE COURT

HAMPTON HILL | LONDON | TW12

AN EXCEPTIONAL MIXED USE DEVELOPMENT  
OPPORTUNITY IN SOUTH WEST LONDON



CGI of Block B1

# EXECUTIVE SUMMARY

01

A rare development opportunity benefiting from a resolution to grant planning permission for 100 homes and 1,906 sqm (20,518 sq ft) GIA commercial floorspace in Hampton Hill, south-west London.

02

The broadly rectangular site extends to 2.12 ac. (0.86 ha.) and currently consists of multiple industrial units with large areas of hardstanding.

03

0.7 miles (1.13 kilometres) from Fulwell Railway Station, providing direct train services to London Waterloo in approximately 33 minutes.

04

Resolution to grant planning permission (Ref: 22/2204/FUL) for the demolition of existing buildings and erection of 86 residential flats (51 private, 20 Shared Ownership, 15 London Affordable Rent), 14 residential houses (private), 1,906 sqm GIA commercial floorspace, associated access and car parking.

05

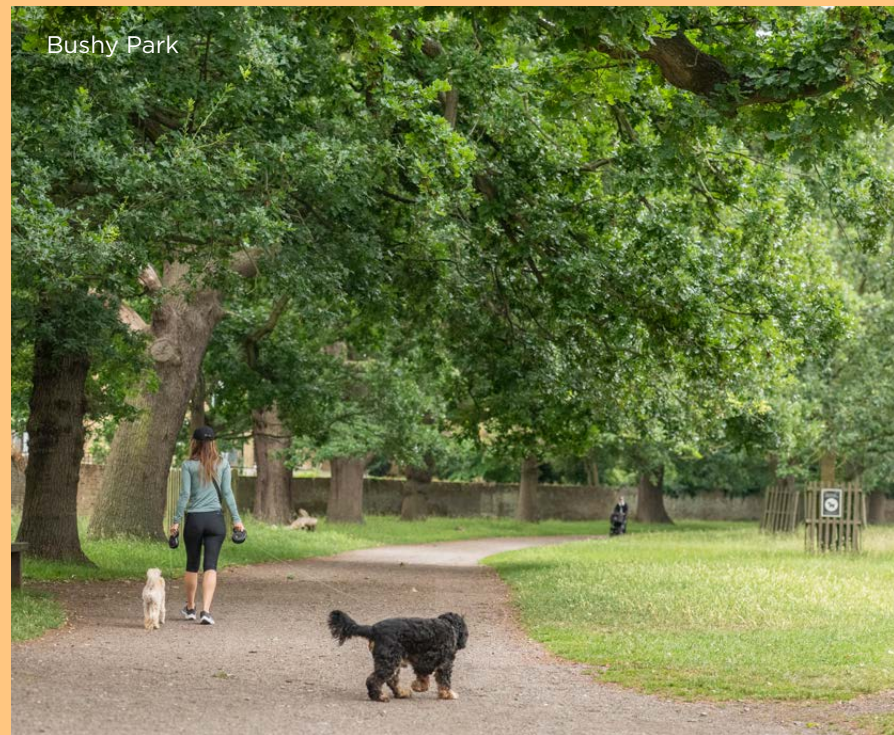
For sale freehold with vacant possession.

# LOCATION

**THE SITE IS LOCATED BETWEEN HOLLY ROAD AND WINDMILL ROAD, WITHIN THE LONDON BOROUGH OF RICHMOND UPON THAMES.**

St Clare Court, also known as St Clare Business Park, is located in Hampton Hill, a charming suburb in the London Borough of Richmond upon Thames. The site is 0.1 miles (0.16 kilometres) from Hampton Hill High Street, offering a range of local amenities, independent shops, and restaurants. The surrounding area is predominantly residential, set off the centralised High Street, making it a desirable location for both families and professionals seeking a balance between city-living and a village-like community atmosphere.

Hampton Hill is known for its strong community feel and access to green spaces, including the expansive Bushy Park located just a short walk from the site. The area is popular with families, supported by a range of well-regarded schools and leisure facilities, including the prestigious Hampton School and the well-equipped Hampton Sports & Fitness Centre which are both within 1 mile of the site. St Clare Court is a well-connected and appealing location for the consented residential and commercial land uses.





# CONNECTIVITY

The site benefits from good transport links. Fulwell Railway Station and Hampton Railway Station are located 0.7 miles (1.12 kilometres) and 0.9 miles (1.45 kilometres) from the site respectively, both providing direct services to Central London. Extensive bus services can also be accessed via Hampton Hill High Street.

The site is approximately 5 miles (8.05 kilometres) from Heathrow Airport, making it a practical location for frequent flyers.

## JOURNEY TIMES FROM FULWELL STATION

Station	Time
Clapham Junction	21 mins
Vauxhall	26 mins
London Waterloo	33 mins
London Victoria	42 mins (via Clapham Junction)
Bank	45 mins (via London Waterloo)
Oxford Circus	47 mins (via Vauxhall)
London Paddington	50 mins (via London Waterloo)

## DRIVE TIMES FROM ST CLARE COURT

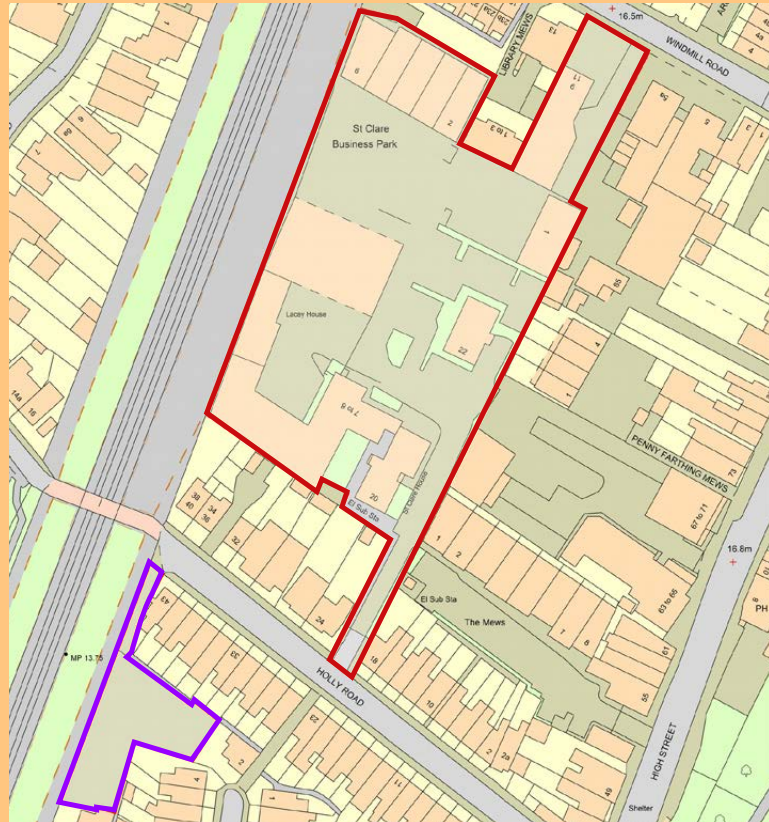
Destination	Time
Heathrow Airport	Approx. 19 mins
Gatwick Airport	Approx. 45 mins

Source: National Rail, TFL & Google Maps

# THE SITE

The site extends to approximately 2.12 ac. (0.86 ha.).

The site comprises St Clare Business Park and 7-11 Windmill Road, which incorporate buildings that are currently in use as an assortment of offices (Class E), light industrial buildings (Class E) and storage buildings (Class B8). The Business Park is currently accessed via Holly Road to the south. The site is to be sold with vacant possession.



The Holly Road Car Park site outlined in indigo is in the same ownership and being marketed separately from St Clare Court. Further details regarding this site are available upon request.



# PLANNING

**THE SITE BENEFITS FROM A RESOLUTION TO GRANT PLANNING PERMISSION (REF: 22/2204/FUL) FOR 86 RESIDENTIAL FLATS, 14 RESIDENTIAL HOUSES AND 1,906 SQM GIA (20,516 SQ FT) COMMERCIAL FLOORSPACE. THE SITE IS NOT LOCATED WITHIN A CONSERVATION AREA AND THERE ARE NO LISTED BUILDINGS LOCATED ON OR ADJACENT TO THE SITE.**

## **22/2204/FUL**

On 11 October 2023 the London Borough of Richmond upon Thames planning committee resolved to grant planning permission, subject to completion of a Section 106 Legal Agreement, for:

*“Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 86no. residential flats (Class C3) and 1,311.2 sqm of commercial floorspace (Class E); 1no. two storey building comprising 595 sqm of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.”*



## **SECTION 106 & CIL**

The development is subject to a draft S106 agreement with financial obligations totalling £304,066. The draft agreement can be viewed in the **data room**.

A CIL Liability Notice will be issued by the local planning authority upon signing of the S106 agreement – buyers to make their own enquiries.



# ACCOMMODATION SCHEDULE

	No. Units	NSA Sq Ft	NSA Sq M	GIA Sq Ft	GIA Sq M
Private Flats	51	31,630	2,939	-	-
London Affordable Rent Flats	15	11,712	1,088	-	-
Shared Ownership Flats	20	12,438	1,156	-	-
Private Houses	14	19,668	1,827	-	-
<b>Total Residential</b>	<b>100</b>	<b>75,448</b>	<b>7,009</b>	<b>121,575*</b>	<b>11,295 *</b>
Commercial	-	-	-	20,518	1,906
Car Parking Spaces	35	-	-	-	-

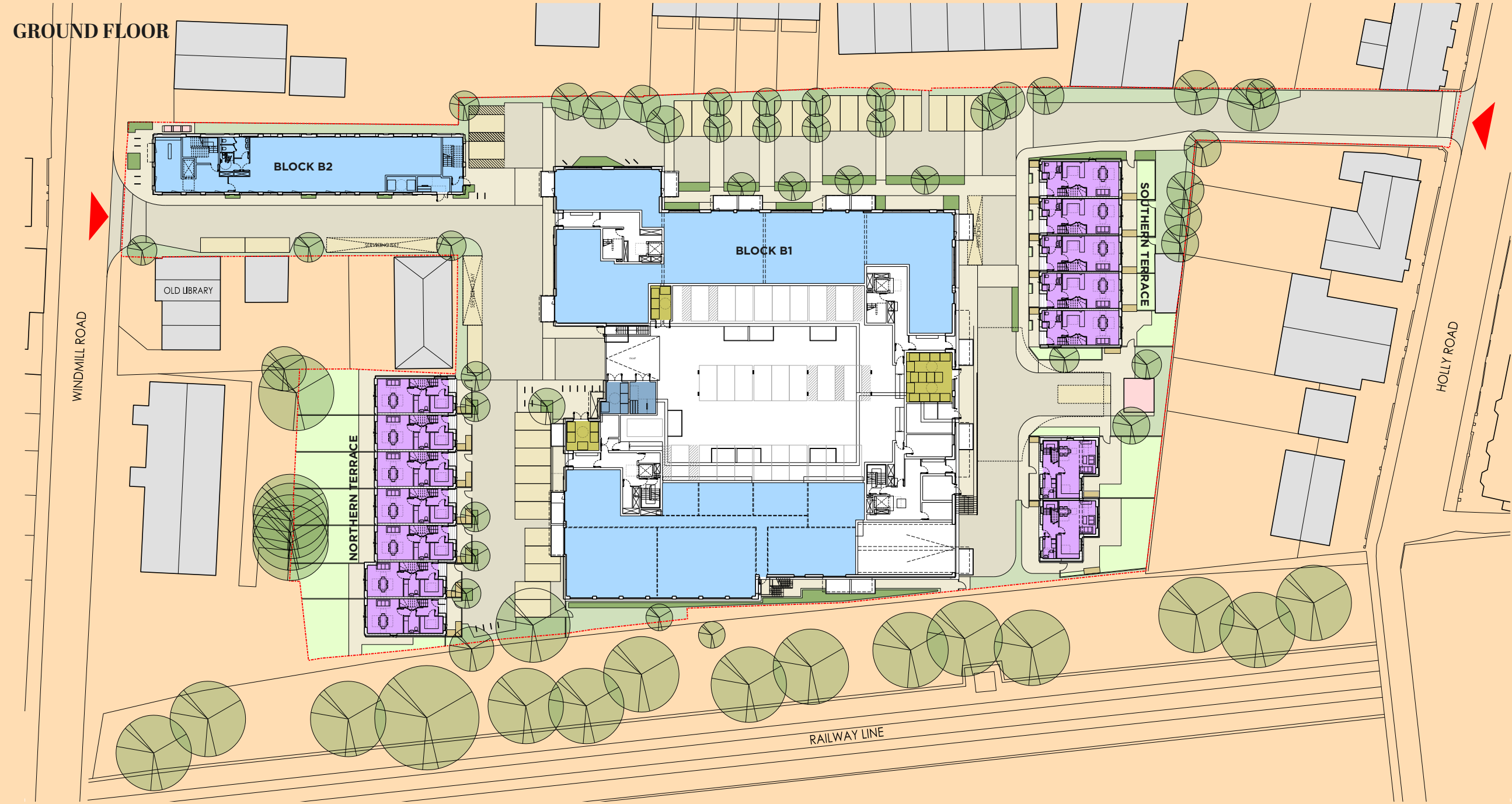
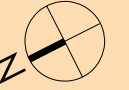
Tenure Breakdown	No. Units	1 Bed Flats	2 Bed Flats	3 Bed Flats	3 Bed Houses
Private Ownership	65	29	22	-	14
London Affordable Rent	15	2	7	6	-
Shared Ownership	20	12	8	-	-
<b>Total</b>	<b>100</b>	<b>43</b>	<b>37</b>	<b>6</b>	<b>14</b>

\*GIA includes basement of Block B1



“A rare development opportunity for 86 residential flats, 14 residential houses and 1,906 sqm GIA commercial floorspace in Hampton Hill, south-west London.”

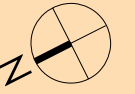
# PROPOSED PLANS



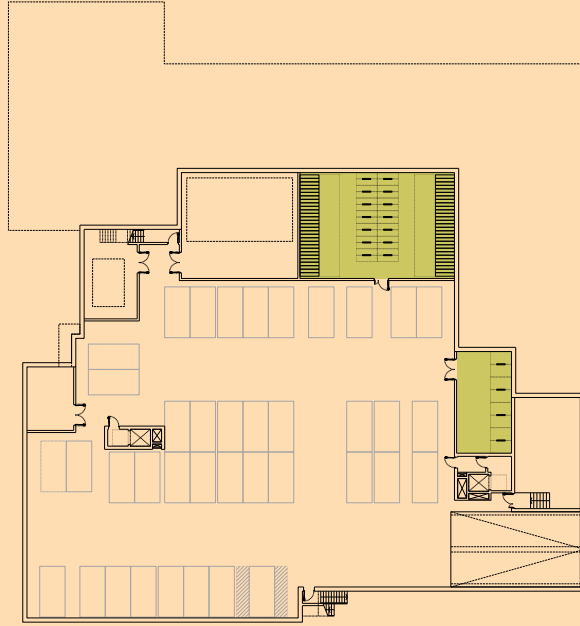
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- 1 BEDROOM WHEELCHAIR ACCESS UNIT
- COMMERCIAL UNITS
- RESIDENTIAL BIN + BIKE STORES
- COMMERCIAL BIN + BIKE STORES

Not to scale for indicative purposes only.

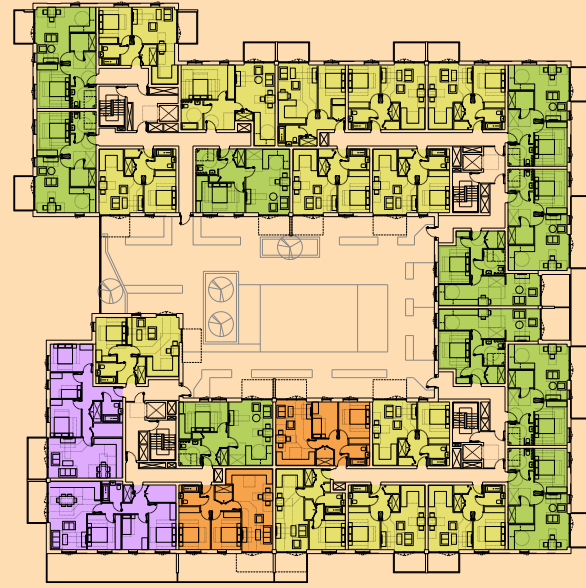
# PROPOSED PLANS



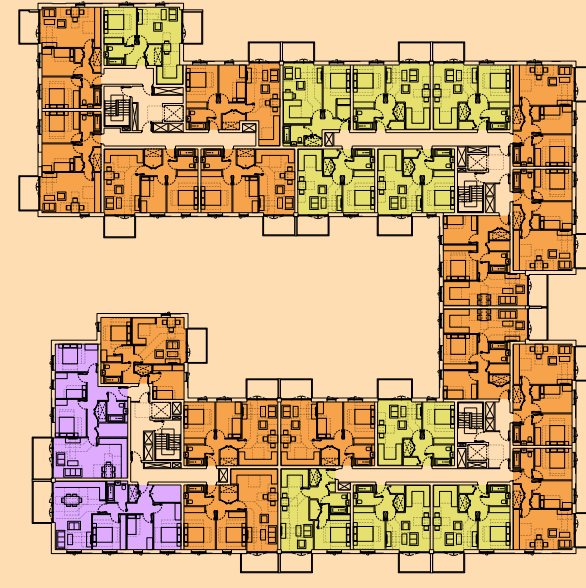
**BASEMENT BLOCK B1**



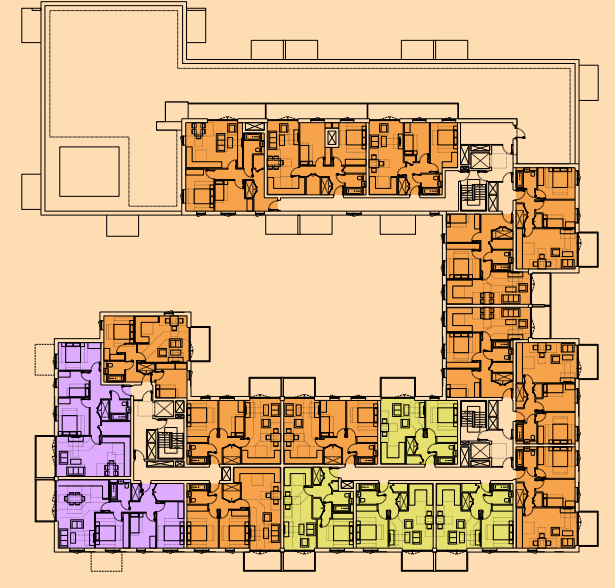
**FIRST FLOOR BLOCK B1**



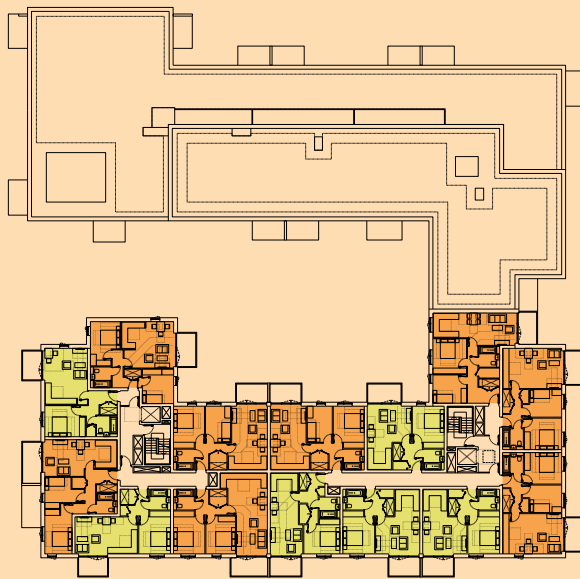
**SECOND FLOOR BLOCK B1**



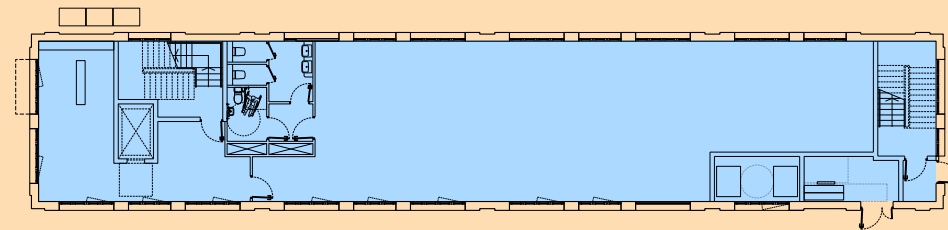
**THIRD FLOOR BLOCK B1**



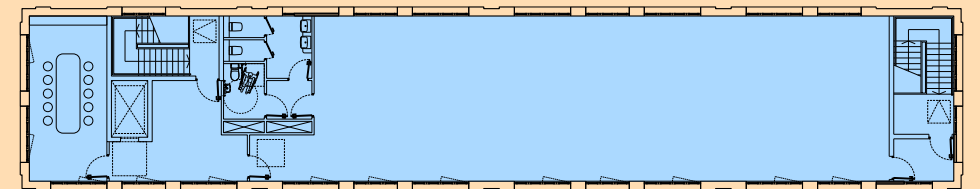
**FOURTH FLOOR BLOCK B1**



**GROUND FLOOR BLOCK B2**



**FIRST FLOOR BLOCK B2**



- |  |  |   |  |
|--|--|---|--|
|  1 BEDROOM UNIT |  3 BEDROOM UNIT                   |  COMMERCIAL UNITS              |  COMMERCIAL BIN + BIKE STORES |
|  2 BEDROOM UNIT |  1 BEDROOM WHEELCHAIR ACCESS UNIT |  RESIDENTIAL BIN + BIKE STORES |  |

Not to scale for indicative purposes only.

# HOLLY ROAD CAR PARK SITE

## THE EXISTING PROPERTY

- The site extends to approximately 0.22 acres (0.09 hectares) and is accessed from Holly Road, as shown in the image to the right.
- The site currently operates as a car park for tenants operating from St Clare Business Park, to the north of Holly Road.
- The freehold of the site is to be sold with vacant possession.
- Potential to be used as a site office for the construction of St Clare Court.

## DEVELOPMENT OPPORTUNITY

Local Planning Authority: London Borough of Richmond upon Thames

- The site is not listed.
- The site is not in a conservation area.
- The Property does not fall within any site allocations in the local development plan.
- There are no tree preservation orders on the site.
- The site has no relevant planning history.

The site could suit a range of alternative uses, subject to securing the necessary consents.





# FURTHER INFORMATION

## TENURE

Freehold with vacant possession on completion.

## METHOD OF SALE

St Clare Court will be sold by way of informal tender (unless sold prior). Offers are sought conditional only upon signing of the S106 agreement.

The Holly Road Car Park site will be sold together with the St Clare Court site, or in isolation by separate agreement. Offers are sought on an unconditional basis only.

## AML

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

## VAT

The Property is not elected for VAT.

## VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents.

## DATAROOM

A dedicated project data room has been set up and interested parties are able to register for access.

Dataroom available [here](#)

# CONTACTS

For further information please contact:

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