LONG LEASEHOLD OPPORTUNITY - GRADE II LISTED
MANOR HOUSE
THE GREEN, SIDCUP, DA14 6BW

VARIETY OF REGENERATIVE USES CONSIDERED INCLUDING A BOUTIQUE HOTEL, SPA, GASTRO PUB, RESTAURANT, OFFICE AND RESIDENTIAL OPPORTUNITY
BACKGROUND
Savills are delighted to offer this landmark Grade II Listed late 18th Century Manor House located in the heart of Sidcup town Centre on The Green. The Property benefits from the potential for conversion of the existing main house with some limited new development on the rear car park and the site of the modern additions and adjoining outbuildings. The building will be provided with full vacant possession on completion.

LOCATION
The Manor House, Sidcup is situated on the north side of The Green close to its junction with Chislehurst Road. Sidcup is a sought after suburban district of south east London in the London Borough of Bexley.

The Property is approximately 0.1 miles south of the High Street while Sidcup Railway Station lies approximately 1 mile to the north and provides direct links to Central London via London Cannon Street and London Charing Cross. It is 5 minutes from the A20 and less than 15 minutes from the A2, M20 and M25 and is within approximately one hour of most major London airports and the Channel Tunnel and ferry ports.

The local area offers two university level institutions, Rose Bruford College and Bird College and it is proposed that a new Cinema will open in the High Street during 2022.
DESCRIPTION

The Manor House is a former Country House steeped with History set within grounds of c.1.1 acres (0.44 ha) comprising a grassed area with specimen trees plus a car park to the rear. The property has been identified as a building of special architectural and historic interest.

The premises comprise a mix of 2 and 3 storey buildings of brick construction. To the east of the site is a single storey brick built stable block with a slate roof. To the north is a tarmac surface car park and a garage block. The car park is accessed via Jenner Close which is an adopted highway. To the front is a hard surfaced drive providing access from The Green.

Over the years, various extensions have been added to the eastern side of the main building, including more recently, additional offices, garages and a canteen. These elements could be demolished as part of any redeveloped (STP). Further information can be provided in terms of which parts of the building are more sensitive to change than others.

In total the existing buildings provide approximately 8,643 sq ft (803 sq m) NIA of floor space.
PLANNING

The property previously benefitted from B1 planning use but now forms part of the new Class E Use which allows for restaurant, office, financial/professional services, and medical uses along with any other services which it is appropriate to provide in a commercial, business or service locality. The property does not benefit from any extant planning permission.

The property is the subject of the Sidcup Manor House Conservation and Management Plan (2016) which informs decisions affecting the use, restoration, maintenance and general management of the building and its site.

Interested parties are encouraged to discuss their proposals with relevant Council Officers, a list of contacts will be made available in the data room [click here].

PROPOSED USES & DEVELOPMENT

As the main building is a landmark listed building within The Green Conservation Area, it is suggested that the core building and detached stable block are most sensitive to change as they are most significant historically and visually. The more modern office extension and car parking to the north east part of the site is likely to be able to accommodate sensitive development without harming the listed building or its setting.

Potential conversion/development options could include the following, subject to planning and legal due diligence:

• Boutique Hotel and Spa
• Gastro pub/restaurant
• Office accommodation
• Assisted living
• Health
• Residential use/conversion
• A mixture of the above

The Conservation and Management Plan identifies the northeast section of the site as most suitable for new development, replacing the offices, canteen and garages. It is the Council’s aspiration that any redevelopment will secure the long term future of the heritage aspect of the site and will add a viable and economic use that will enhance the local area.
TITLE
The property known as Manor House is held freehold under title number SGL 587581. Further title information for the purposes of undertaking due diligence checks can be found in the data room [click here]. The vendor places the responsibility on bidders to ensure they are fully informed of the details within the title documents for the purposes of making an offer.

The Council is seeking to minimise the impact on the open land surrounding the building and therefore a tight boundary has been identified. However, the Council may be willing to consider minor adjustment to the red line site boundary with any such requirements discussed with the vendor prior to submitting a bid. Following discussion, any requests for boundary adjustment should be indicated in the offer outlining the suggested changes, which can then be discussed with the Council.

PRICE
Offers are invited for this 250 year Leasehold opportunity.
METHOD OF SALE

Offers are invited via informal tender for a 250 year long leasehold interest in the property for a use that will secure the long term future and sustainability of the premises and provide a viable and economic use which contributes to the benefit of Sidcup.

Offers are sought on either a conditional or unconditional basis.

Offers must be submitted and received electronically by email [headed Manor House, Sidcup - Financial Offer] no later than midday on Wednesday 11th November 2020 and addressed to Ben Chislett - bchislett@savills.com. The offer must include a copy of the Bid Proforma, which is available in the data room [click here]. All offers must confirm the following:

- Full demise of the building / site boundary
- Purchaser information
- Purchaser track record
- Proposed use for the site
- Purchase price (including proof of funds)
- Status of offer / conditionality
- Timetable for exchange / completion

The vendor does not undertake to accept the highest or any offer submitted

FURTHER INFORMATION

Detailed information is available and contains the following:

- Title and legal information
- Copy of lease for transformer station
- Site plan
- Condition Survey
- Conservation and Management Plan 2016
- Topographical survey
- Existing floor plans
- Indicative services location plans
- Planning information
- Council contact details
- [click here] for access to the data room

EPC

The property has an EPC rating of C-75. A full copy can be made available on request.

CONTACT

Accompanied viewings will be conducted by the vendor’s sole agent, Savills UK Limited – for further information, please contact:

Ben Chislett
07940 707 554
bchislett@savills.com

Olly Eades
07811 683 198
oeades@savills.com

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