Land Adjacent To The Woodman Public House, The Crescent, Wimbledon Park, SW19 8DR

South London Residential Development Opportunity
Summary

- Residential development opportunity in Wimbledon Park, South London.
- 0.47 acre (0.19 hectare) site adjacent to a Public House.
- Planning permission for the redevelopment of the site to provide 7 family houses, 4 private apartments and 7 shared ownership apartments.
- In the event that demand from a Registered Provider is not forthcoming for the 7 shared ownership units, the owner shall instead provide a contribution in-lieu of £466,022.
- The vendor will retain and deliver the refurbished public house as a Gastro Pub although the Freehold may be available by separate negotiation.
- Combined residential Net Saleable Area of approximately 1,576 sq m (16,961 sq ft).
- Approximately 300 metres (0.2 miles) east of Wimbledon Park Underground station (District line).
- For sale freehold with vacant possession.
**Location**

The Property is located on the eastern side of The Crescent, to the south of its junction with Arthur Road within the London Borough of Merton.

A range of local amenities can be found along Arthur Road and Leopold Road in Wimbledon Park including a number of independent cafes, restaurants and shops, such as the renowned restaurants, Holy Smoke and NYEAT. A more extensive range of shops, restaurants and bars can be found in Wimbledon town centre which is located approximately 2.5 km (1.6 miles) to the south west.

The site also benefits from close proximity (550 metres) to the open spaces of Wimbledon Park boasting 67 acres of parkland, tennis courts, an athletics track and an outdoor activities centre. The All England Lawn Tennis and Croquet Club lies immediately to the west of Wimbledon Park.

The Property is well served by public transport. Wimbledon Park Underground station (District Line) is approximately 300m (0.2 miles) to the west, providing direct services to Paddington (26 minutes) and London Victoria (27 minutes) [source: tfl.gov.uk]. Earlsfield station is approximately 1.4 km (0.9 miles) to the north east of the site and provides direct services to London Waterloo (13 minutes) via Clapham Junction and Vauxhall [source: nationalrail.co.uk].

There are also multiple bus routes operating along Durnsford Road providing services north to Wandsworth and Vauxhall and south to Wimbledon.

**Description**

The Property comprises the land adjacent to the former Woodman Public House, extending to approximately 0.47 acres (0.19 hectares).

The site is bound by commercial and residential premises to the north and commercial premises to the south. The site is accessed from The Crescent to the west which will provide vehicular access to the completed development.
Planning

The Property falls within the jurisdiction of the London Borough of Merton and is not located within a Conservation Area.

The site benefits from planning permission [Ref: 17/P4187] for the following development:

“Refurbishment of existing Public House including new garden area following demolition of single storey side and rear extensions. Creation of 18 new residential units, comprising the erection of two storey buildings with accommodation within the roof space fronting The Crescent (7 houses) and erection of a 3 storey block of flats fronting Durnsford Road (11 x 1 bedroom flats), and associated car parking, landscaping and alterations to the highway.”

Excluding the Public House, the proposed schedule of accommodation is set out below:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>NIA/NSA sq m</th>
<th>NIA/NSA sq ft</th>
<th>GIA Sq m</th>
<th>GIA Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Houses</td>
<td>7</td>
<td>1,160</td>
<td>12,483</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Flats</td>
<td>4</td>
<td>154</td>
<td>1,658</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shared Ownership Flats</td>
<td>7</td>
<td>262</td>
<td>2,820</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18</strong></td>
<td><strong>1,576</strong></td>
<td><strong>16,961</strong></td>
<td><strong>1,730</strong></td>
<td><strong>18,618</strong></td>
</tr>
</tbody>
</table>

The 7 high quality family houses which front The Crescent are in keeping with the character of surrounding Edwardian properties and will significantly improve the street scene. Each house has an allocated off-street parking space which is accessed from The Crescent. The houses are traditional in design, materials and detailing, and have private gardens to the rear which will appeal to the family house market in Wimbledon.
Proposed schedule of accommodation continued

<table>
<thead>
<tr>
<th>House</th>
<th>Type*</th>
<th>Beds</th>
<th>Description</th>
<th>NIA / NSA sq m</th>
<th>NIA / NSA sq ft</th>
<th>Outside Space</th>
<th>Rear Amenity Space sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Detached</td>
<td>4</td>
<td></td>
<td>188.9</td>
<td>2,033</td>
<td>Front/Rear Garden</td>
<td>163.3</td>
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<tr>
<td>B</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>155.1</td>
<td>1,669</td>
<td>Front/Rear Garden</td>
<td>70.5</td>
</tr>
<tr>
<td>C</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>155.1</td>
<td>1,669</td>
<td>Front/Rear Garden</td>
<td>68.7</td>
</tr>
<tr>
<td>D</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>155.1</td>
<td>1,669</td>
<td>Front/Rear Garden</td>
<td>61.4</td>
</tr>
<tr>
<td>E</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>155.1</td>
<td>1,669</td>
<td>Front/Rear Garden</td>
<td>55.2</td>
</tr>
<tr>
<td>F</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>201.5</td>
<td>2,169</td>
<td>Front/Rear Garden</td>
<td>51.6</td>
</tr>
<tr>
<td>G</td>
<td>Terraced</td>
<td>1</td>
<td></td>
<td>148.9</td>
<td>1,603</td>
<td>Front/Rear Garden</td>
<td>53.2</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>1,159.7</td>
<td>12,483</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Plans for each house type can be found on the data room.

The vendor is currently undertaking a sensitive renovation of the public house, modernising the internal layout to create a family friendly Gastro Pub. The interior will be refurbished with a focus on creating a southerly aspect towards the garden and the exterior will be much improved by the addition of a brick and railing boundary treatment fronting Durnsford Road. Works to clearly separate the public house from the residential development will be completed prior to completion, please refer to special conditions. Extensive planting and landscaping have been incorporated into the design to enhance the existing local character and to improve the streetscene along both The Crescent and Durnsford Road.

The development will be subject to Mayoral CIL at a rate of £35 per square metre and Local CIL at £220 per square metre plus indexation.

**Tenure**

The property is for sale freehold with vacant possession.
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Method of Sale
The property will be included in the forthcoming Savills Auction on the 26th September [Unless sold prior]. Offers are sought for the freehold interest.

VAT
The site is elected for VAT and therefore VAT will be payable upon the purchase price.

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

Further Information
Further information including technical and legal documentation is available at:
www.savills.co.uk/woodman

Contact
Savills UK Ltd
Andrew Cox
+44 (0) 20 7016 3851
acox@savills.com
Andrew Cooper
+44 (0) 20 7016 3848
acooper@savills.com
Eleanor Hannam
+44 (0) 20 3320 8211
ehannam@savills.com