

BARNES  
HOSPITAL

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LONDON SW14 8SU



## EXECUTIVE SUMMARY

- › Freehold residential development opportunity in the London Borough of Richmond upon Thames.
- › Outline planning application submitted for the redevelopment of Barnes Hospital for a mixed use development comprising a health centre (Use Class D1), educational facility (Use Class D1) and up to 83 x residential units (80 x new build and 3 x conversion).
  - › Plot A - Proposed C3 Residential Use. 0.8 ha (2.0 acres). To be sold for development.
  - › Plot B - Proposed D1 Community Use. 0.3 ha (0.7 acres). To be sold for a Special Education Needs (SEN) school.
  - › Plot C – Proposed D1 Healthcare Use. 0.3 ha (0.7 acres). To be retained by the Vendor.
- › Approximately 0.7 km (0.4 miles) east of Mortlake station and approximately 1.3 km (0.8 miles) west of Barnes station.

**Subject to planning offers invited for the freehold interest of Plot A.**





Photo taken February 2016. Site boundary for indicative purposes only.

## LOCATION

The site is located on the south side of South Worple Way, East Sheen in the London Borough of Richmond and is approximately 1 km (0.64 miles) south west of Barnes High Street. Barnes is a leafy Thames-side village, with a handful of small boutiques, as well as local grocers, delis and a selection of popular restaurants.

The site is also within close proximity 3.2 km (2 miles) of Richmond town centre, providing a range of restaurants, bars, high street retailers and leisure facilities. Approximately 2.1 km (1.3 miles) to the south of the site is Richmond Park, London's largest Royal Park covering a total of 2,500 acres and benefitting from two 18-hole golf courses, fishing ponds and riding stables.

The site is situated in a suburban and largely residential area. It is bound by semi detached, predominantly late 19th century residential houses to the east and south (situated on Buxton Road and Grosvenor Avenue), Old Mortlake Burial Ground to the west and the train line between Mortlake and Barnes stations to the north.



**BARNES IS A LEAFY THAMES-SIDE VILLAGE, WITH A HANDFUL OF SMALL BOUTIQUES, AS WELL AS LOCAL GROCERS, DELIS AND A SELECTION OF POPULAR RESTAURANTS**



Not to scale. For indicative purposes only

## CONNECTIVITY

The site is located approximately 0.7 km (0.4 miles) east of Mortlake station and approximately 1.3 km (0.8 miles) west of Barnes station. Regular train services run from Mortlake station to Clapham Junction (12 minutes)\* and London Waterloo (23 minutes)\*. Regular train services run from Clapham Junction in approximately 25 mins\*.

The area is also well served by bus routes. Notable routes include 72 (Wimbledon to White City), 209 (Mortlake to Hammersmith), 485 (Hammersmith to Wandsworth) and 33 (Twickenham to Hammersmith).

The M4 motorway lies approximately 5.3 km (3.3 miles) to the north of the site, which links Central London in the east to Heathrow airport and the wider national road network to the west.

\* www.tfl.gov.uk



## SITE DESCRIPTION

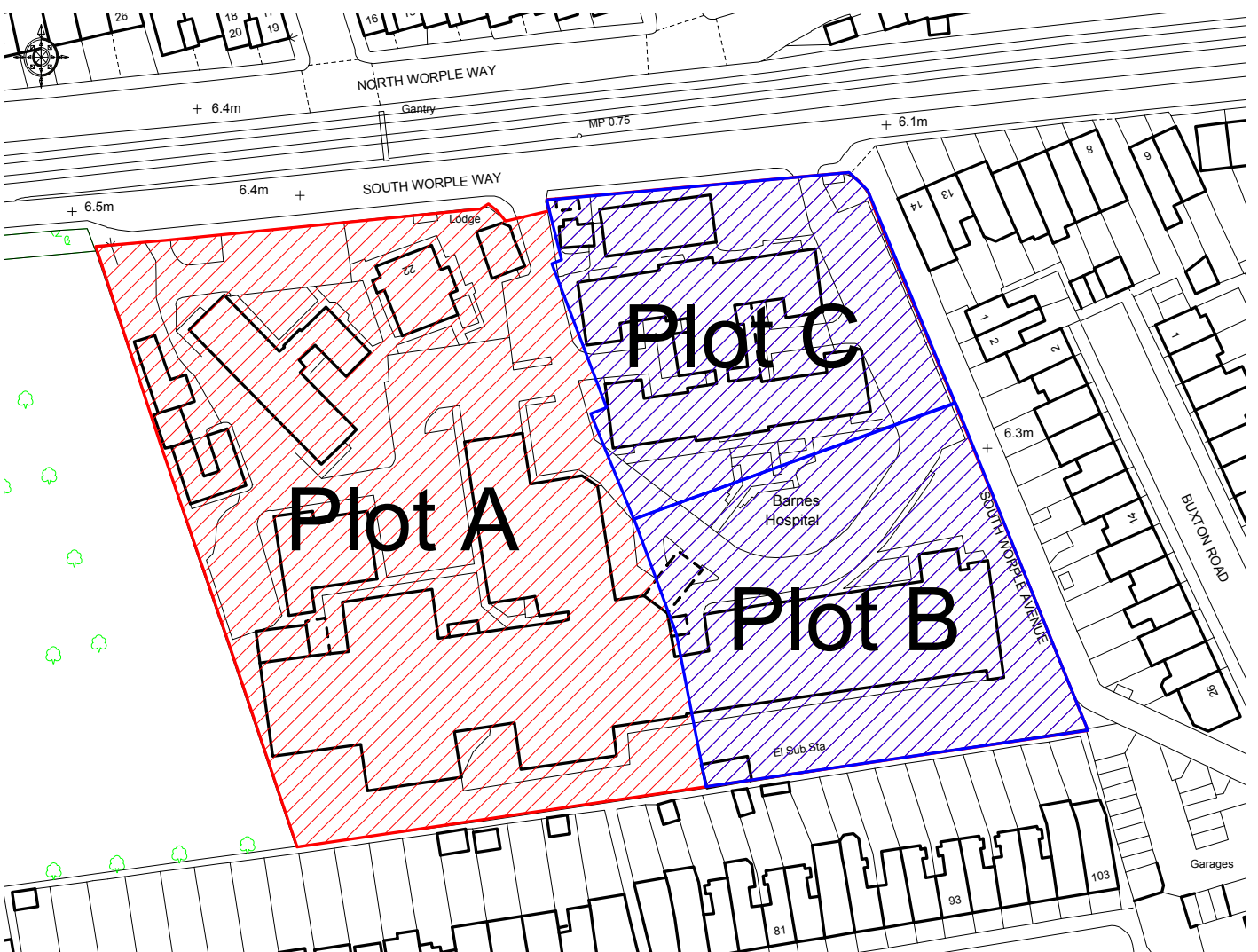
Barnes Hospital is a broadly square site that extends to approximately 1.4 hectares (3.5 acres) in total. The site is occupied by buildings that were previously used for healthcare purposes. The buildings have a total existing Gross Internal Area of 6,654 sq m (71,600 sq ft).

First opened in 1889, the hospital site has been developed in a piecemeal fashion and currently comprises a collection of buildings from various periods of the late Nineteenth and Twentieth Centuries. The site is now considered surplus to current requirements and is being disposed of to enable investment for enhancement of facilities to serve residents of the Borough and other areas the trust serves. It is proposed that the site is split into three distinct plots that could be redeveloped independently.

The plan below shows the proposed division:

- Plot A - Proposed C3 Residential Use. 0.8 ha (2.0 acres). To be sold for development.
- Plot B - Proposed D1 Community Use. 0.3 ha (0.7 acres). To be sold for a Special Education Needs (SEN) school.
- Plot C – Proposed D1 Healthcare Use. 0.3 ha (0.7 acres). To be retained by the Vendor.

There are three pedestrian and vehicular access points from South Worple Way, with an internal one-way road system that runs between two inbound / outbound-only access points.



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100024244 Savills (UK) Ltd.  
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



## SERVICES

The property has the existing benefit of all mains services including gas, water, electricity, telecommunications and drainage. A full site utilities survey is available within the information pack. The building has 7 EPC Ratings which range from C - F with certificates and further information available on the dataroom.

## TENANCIES & TENURE

The site is held freehold under a single title number TGL98476 and is sold with all rights and reservations as listed on the title.

It is proposed that the current title will be split in three as described above. Plot A and Plot B will be sold with vacant possession. Plot C will be retained by the Vendor.

The vendors are currently negotiating a short-term license to occupy part of the site. The terms of the license are to be confirmed, but the licensee would be Network Rail and it would expire on 24th April 2019. If entered into, the site would be sold with the benefit of this agreement.

## RATEABLE VALUE

The site is currently subject to a rateable value of £105,000 (Source: VOA website, October 2018). The existing business rate and eligibility will need to be reassessed once the sub-division of the title has taken place.

## PLANNING

The Site is allocated under Local Plan Site Allocation SA 28 in which it is acknowledged that a mix of appropriate land uses could be brought forward including medical, educational in the form of a Special Educational Need (SEN) School and housing. The existing use of the site is C2 (residential institutions). The council classifies the existing healthcare use as "social infrastructure". Planning policy seeks to protect social infrastructure and community uses, however the adopted Local Plan does allow loss of such uses if it can be demonstrated that there is no longer a requirement for them or the uses are re-provided.

In addition:

- The site is not located in a conservation area but is adjacent to Queen's Road Mortlake Conservation Area.
- None of the structures on the site are statutorily listed, however eight of the building are designated by LBR as buildings of townscape merit.
- A number of trees on the site are subject to Tree Preservation Orders.

# PROPOSED DEVELOPMENT



Artist's impression of proposed development.

Following extensive pre-application engagement, an application was submitted to London Borough of Richmond on 26th October 2018 for the following development:

*“Outline planning permission for the demolition and comprehensive redevelopment (phased development) of land at Barnes Hospital to provide a mixed use development comprising a health centre (Use Class D1), a Special Educational Needs (SEN) School (Use Class D1), up to 80 new build residential units (Use class C3), the conversion of two of the retained BTMs for use for up to 3no. residential units (Use Class C3), the conversion of one BTM for medical use (Use Class D1), car parking, landscaping and associated works. All matters reserved save for the full details submitted in relation to access points at the site boundaries.”*

The vendor has entered into a Planning Performance Agreement with local planning authority with the following key milestones:

- 30th January 2019: Target Planning Committee meeting
- w/c 4th February 2019: S106 drafting / completion
- w/c 11th February 2019: LB Richmond to issue planning decision notice

The proposed masterplan designed by Squire and Partners is summarised adjacent, with further detail provided on the dataroom:

**Proposed Ground Floor**



**Plot A – Residential Accommodation (Use Class C3)**

**New Build**

- › The proposed new build element provides up to 80 residential units, extending to a total of 5,570 sq m (59,955 sq.ft) NSA across three independent blocks.
- › Total proposed GIA 6,918 sq m (74,465 sq.ft) (excluding basement).
- › Each of the blocks extends to 3 storeys, plus a basement level providing car parking for 44 cars.
- › 147 cycle parking spaces.
- › The proposed unit mix for the new build accommodation is as follows:

Unit Type	%	Mix
1B2P	37%	30
2B3P	5%	4
2B4P	40%	32
3B5P	13%	10
3B6P	5%	4
<b>Total</b>	<b>100%</b>	<b>80</b>

**Conversion**

- › The proposed scheme includes the retention of the Recreation Hall and Entrance Lodge, which are both designated as Buildings of Townscape Merit, and their conversion for up to 3 x residential units.
- › The buildings provide the following accommodation:
  - o Recreation Hall: 146 sq m (1,572 sq ft) GIA
  - o Entrance Lodge: 80 sq m (861 sq ft) GIA

**Plot B – SEN School (Use Class D1)**

- › 2,402 sq m (25,855 sq ft) GIA
- › 11 x car parking spaces
- › 24-26 x cycle spaces

**Plot C – Health Hub (Use Class D1)**

- › New build facility extending to 2,500 sq m (26,910 sq ft) GIA.
- › Retention of the Gatehouse, a Building of Townscape Merit, which extends to 20 sq m (215 sq ft).
- › 26 x car parking spaces
- › 27 x cycle spaces

## METHOD OF SALE

The property is for sale freehold with vacant possession.

Offers will be sought on a subject to planning basis, with offers invited by way of informal tender (unless sold prior).

Further details of the sale process will be provided in due course.

You should note that acceptance of any offer is dependent upon the approval of the Vendor's Full Business Case, details of which will be provided to parties in due course.

You should also note that the selected purchaser will be required to pay the Vendor's agency fees, which are 1% + VAT of the gross sale price, payable on completion.

## VAT

The property is not elected for VAT.





Artist's impression of proposed development.

# VIEWINGS

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

# FURTHER INFORMATION

Further information relating to the property and the proposed development can be found at the dedicated online dataroom.

The dataroom can be accessed via:

[www.savills.com/barneshospital](http://www.savills.com/barneshospital)

# CONTACTS

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