



## Summary

*An excellent opportunity to acquire a freehold residential development site with full planning consent for nine units on an unconditional basis.*

- A 0.72 acre (0.29 hectare) site in a desirable residential location approximately half a mile from the centre of Richmond.
- Full planning permission for nine private residential units.
- Richmond Station is approximately 0.6 mile from the site (approximately a 12 minute walk) providing a regular service to London Waterloo, with a journey time of around 20 minutes.
- Offers sought on an unconditional basis.

## Silver Birches, 2-6 Marchmont Road, Richmond, TW10 6HH

Development opportunity for sale



# Location and Site Description

## Location

The site is located on the south east side of the town of Richmond, within south-west London. The site is bound to the south by Marchmont Road, to the west by the pedestrian Albany Passage, and to the north and east by residential units and private gardens. The immediate surrounding area is predominately residential, albeit there are a number of schools, colleges and churches in close proximity to the site.

The centre of Richmond is located just over a 10 minute walk from the site. It offers a wide range of amenities such as shops (including House of Fraser, Marks & Spencer, Whole Foods and Anthropologie), a weekly Farmers Market, two theatres, a Curzon cinema, and a wide range of restaurants, cafes and bars.

The town is located in on a meander of the River Thames, and there are a large number of parks and open spaces, such as the Riverside, Richmond Green and Richmond Hill. The 955 hectare Richmond Park is only a 10 minute walk south of the site.

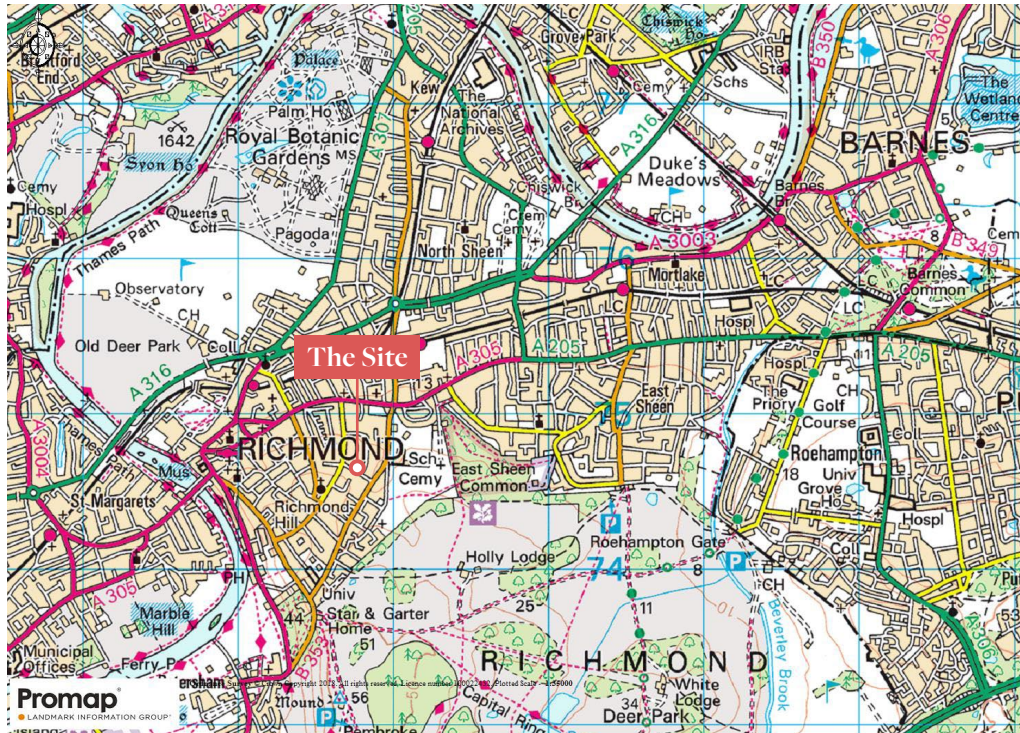
Sport contributes significantly to Richmond's appeal, with the Richmond Athletic Ground (home to Richmond F.C. and London Scottish rugby clubs), the Richmond Cricket Club, the London Welsh Rugby Union Club and the Royal Mid-Surrey Golf Club.

There are a number of outstanding independent and state schools in close proximity to the site.

## Site Description

The site is broadly rectangular in shape, extends to a total of 0.72 acre (0.29 hectare) and sits in the north eastern section of the St. Matthias Conservation Area. It is currently home to the Silver Birches Care Home, which will be relocated as part of the planning permission to a site in Hampton Wick (currently under construction).

The site fronts onto Marchmont Road, with a row of mature trees lining the boundary. At the western end of this boundary is the main vehicular access to the site. The eastern boundary is interrupted briefly at its northern end by an electrical substation, which is housed behind a brick enclosure and accessed from the passage.



## Location & Description

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## Transport

The site has very good transport links, being located just over a 10 minute walk to Richmond Station which provides regular, direct National Rail services to London Waterloo (20 minutes), as well as Underground services via the District Line. The nearest bus stop is just south of the site on Kings Road, which provides services to Kingston. Bus services towards central London are available from Church Road, approximately a 7 minute walk north of the site.

## Proposed Development

The site has detailed planning permission (ref: 15/5217/FUL) for the development of nine private homes, detailed in the table below:

Unit	No. of bedrooms	Size (NSA sq m)	Size (NSA sq ft)
House 1	3	127	1,367
House 2	6	181	1,948
House 3	6	181	1,948
House 4	3	127	1,367
House 5	3	102	1,098
House 6	2	86	926
House 7	3	92	990
House 8	2	86	926
House 9	3	102	1,098

## Planning

The London Borough of Richmond upon Thames has granted full planning permission for the 'Demolition of care home, and the construction of nine residential units and associated works.' The affordable housing linked to this application is currently being constructed alongside the new Care Home facility at The Avenue Centre site in Hampton Wick (see planning ref: 15/5216/FUL).

The permission was granted on 21 October 2016, and the Local Planning Authority will not extend this, therefore in order to benefit from the current planning permission, the permission must be implemented by October 2019.



The use of the site has remained unchanged for 35 years, and the only planning history during that time has been regarding the maintenance of trees.

Of the conditions attached to the permission, the most notable are to do with updating an Ecology Report and treatment of Japanese Knotweed, both of which the vendor are progressing.

## Vacant Possession

The care home on site is due to be vacated by May 2019.

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# Further Information

## Tenure

The site is to be sold with vacant possession. The land is currently registered under the freehold titles SY270614 and SY88060 and owned by the London Borough of Richmond upon Thames.

## VAT

The site is not elected for VAT.

## Viewings

Viewings are by appointment only, to be arranged with Montagu Evans as sole agent. Viewing days will be arranged with details available on application.

## Method of Sale

The site is to be sold by way of informal tender.

Offers are invited on an unconditional basis only by **Friday 10<sup>th</sup> August**.

The vendor reserves the right not to accept the highest or indeed any offer received.

## Contact information

For all enquiries and further information please contact:



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## Overage

Proposals for planning and sales revenue overage are invited by parties as detailed in the bid form.

## Data Pack

Further information pertaining to the sale of the property is available in a data room which can be accessed via the [dedicated website](#). These documents include:

- Design and Access Statement
- Site Plans, Title Documents and Title Report
- Decision Notice
- Supporting Planning Application Reports
- Bid form

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## Misrepresentation Act 1967

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