

Residential Development Opportunity



Nº 194  
GOLDHURST  
TERRACE

South Hampstead

London NW6

# AERIAL VIEW

Regent's Park

South Hampstead

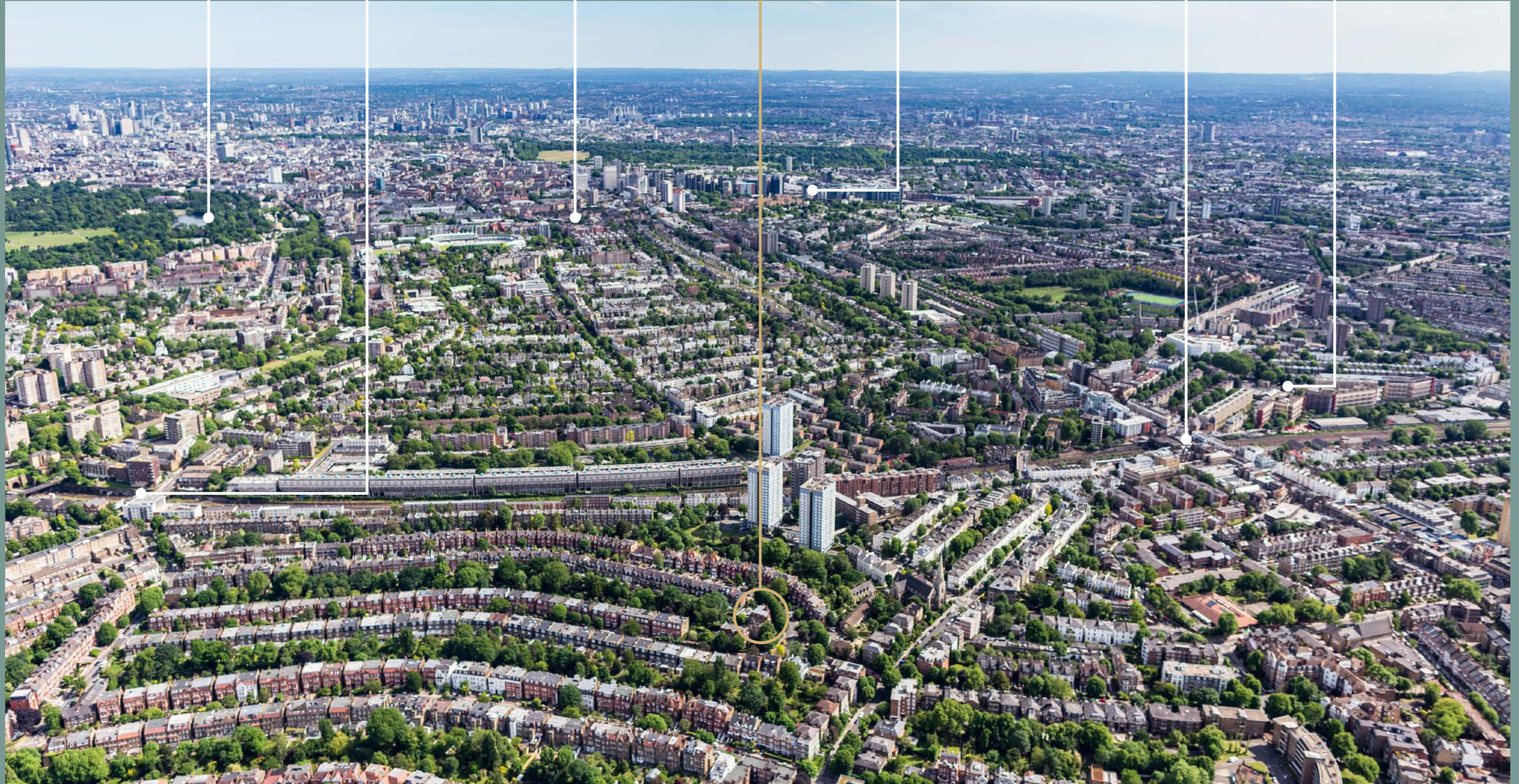
Hyde Park

№ 194  
GOLDHURST  
TERRACE

Paddington

Kilburn High Road

Kilburn Park



## THE OPPORTUNITY

- Former Camden Council operated day care centre and supported living accommodation now surplus to requirements and ready for redevelopment.
- Vacant detached property comprising an existing GIA of approx. 6,135 sq ft (570 sq m) over three floors.
- Site area extends to approx. 0.2 acres.
- Situated on a corner plot of a residential street in South Hampstead.
- West Hampstead station (Jubilee, Overground and Thameslink), Finchley Road station (Jubilee and Metropolitan) and Swiss Cottage station (Jubilee) are all within 1km of the property.
- Camden Council is supportive of an appropriately designed residential development.
- A feasibility study has been prepared which demonstrates development potential (STP) to provide either 9 flats (NSA 8,794 sq ft) or 3 terraced town houses (GIA 9,623 sq ft) on the site.
- Offers are invited to acquire the freehold interest with vacant possession.



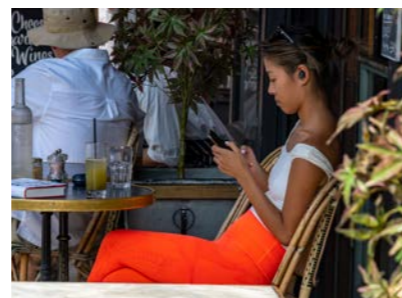
# LOCATION

194 Goldhurst Terrace is situated in South Hampstead, which adjoins West Hampstead to the north, Swiss Cottage to the east, St Johns Wood to the south and North Maida Vale/Kilburn to the west.

The property occupies a corner plot measuring approximately 0.20 acres located on the eastern side of Goldhurst Terrace at a point where Aberdare Gardens and Goldhurst Terrace meet.

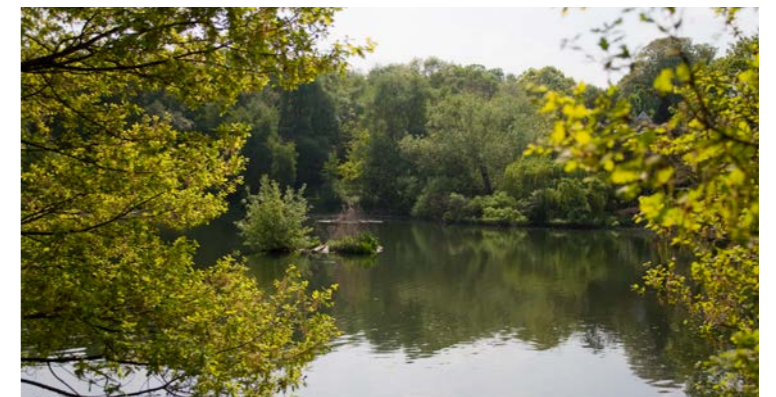
Access can be gained to the property via Priory/Abbey Road to the east of the A5 which links the A40 to the south and North Circular to the north.

The property benefits from a regular bus service within a short walk allowing direct transportation links to the West End, Golders Green and Brent Cross. The property is situated within TfL Zone 2 and the closest rail links are West Hampstead station (Jubilee, Overground and Thameslink), Finchley Road station (Jubilee and Metropolitan) and Swiss Cottage station (Jubilee) which are all within 1km of the property.



The property is located within a short walk from the southern end of West End Lane, which offers a range of local and national retailers, along with numerous independent restaurants, bars, and cafés. Furthermore, Finchley Road to the east and Kilburn High Road to the west provide further retail amenities and national supermarket occupiers including Waitrose, Sainsburys and Aldi.

The property benefits from open green spaces within the immediate and wider locality; Kilburn Grange Park, Alexandra Road Park and Fortune Green are all located within 1.5km. Hampstead Heath, Primrose Hill and adjoining Regent's Park are all situated within 1.75km to the north-east and south-east of the property respectively. Abbey Road Studios and Lords Cricket Ground are also within a short walk to the south of the property.



# THE PROPERTY



## Description

The original solid brick property was constructed in the late 19th century as a purpose built seven-bedroom detached house set over three storeys.

The original property has been extended to provide two interlinking single-story extensions, which are currently in studio and storage uses.

In addition, the existing property benefits from a detached single storey garage that sits forward towards the east of the property and provides an additional access point along Goldhurst Terrace via a tarmac driveway.

In terms of topography, the site is relatively level but irregular in shape. The front of the property facing Goldhurst Terrace comprises the majority of the garden area which is bordered by fencing and mature trees.



## Existing Accommodation

The existing accommodation comprises a total Gross Internal Area (GIA) of approximately 570 sq m (6,135 sq ft).

FLOOR	SQ M GIA	SQ FT GIA
Second	126	1,357
First	134	1,438
Ground	310	3,340
<b>TOTAL</b>	<b>570</b>	<b>6,135</b>

## Existing Ground Floor Plan

3,340 sq ft (310 sq m)



## Existing First Floor Plan

1,438 sq ft (134 sq m)



## Existing Second Floor Plan

1,357 sq ft (126 sq m)



# PLANNING & DEVELOPMENT OPTIONS

## Planning Overview

**The property lies within an area administered by London Borough of Camden (LBC), whose Local Plan was adopted July 2017.**

The property is located within the South Hampstead Conservation Area, which was originally designated in 1988. The property is not identified specifically within the conservation appraisal. The property and immediate surrounding properties are not subject to listed status.

We are not aware of any recent planning proposals in the local area which affect the property.

The property has been deemed surplus to requirements by LBC and in September 2021 disposal was approved. A copy of the Cabinet Approval is available to download from the Data Room.

LBC has confirmed the property could either be returned to C3 (Dwelling Houses) use or retained as C2 (Residential Institutions) use.

For more information regarding the sites planning use, previous consents and development proposals please refer to the Planning Appraisal produced by LBC, which is available in the Data Room.

## Feasibility Study Scheme

**Tony Fretton Architects has undertaken a feasibility study for the property which proposes a part-refurbishment and redevelopment. The feasibility study has considered both a 3-unit terraced housing scheme equating to a GIA of 9,623 sq ft and an alternative 9-unit flat scheme equating to a total NSA of 8,794 sq ft.**

Both indicative schemes assume the demolition of the single storey extension to the east of the property. Apart from a lift enclosure in the flatted scheme, and dormer windows to the

lower block in the house scheme, the external envelopes are much the same.

The schemes are indicative only and subject to obtaining the necessary consents. Prospective purchasers should obtain their own planning advice and make their own enquiries with the relevant authority.

A copy of the feasibility study undertaken by Tony Fretton Architects is available in the Data Room. it provides a full breakdown (including floor plans) of both development options.

## Proposed 9 Unit Flat Scheme

### PROPOSED AREAS

FLATS	Block 1	Block 2	Block 3	Block 4	Total
Ground Floor A, B, C	129 sq m	86 sq m	102 sq m	-	317 sq m
First Floor D, E, F, G	118 sq m	89 sq m	46 sq m	48 sq m	301 sq m
Second Floor H, J	110 sq m	89 sq m	-	-	199 sq m
<b>TOTALS</b>	<b>398 sq m</b>	<b>275 sq m</b>	<b>221 sq m</b>		<b>894 sq m</b>

### Proposed Ground Floor Plan



## 3 Unit Terraced Housing Scheme

### PROPOSED AREAS

HOUSES	House A	House B	House C	Total
Ground Floor	142 sq m	97 sq m	113 sq m	352 sq m
First Floor	132 sq m	89 sq m	108 sq m	329 sq m
Second Floor	124 sq m	89 sq m	-	213 sq m
<b>TOTALS</b>	<b>398 sq m</b>	<b>275 sq m</b>	<b>221 sq m</b>	<b>894 sq m</b>

### Proposed Ground Floor Plan



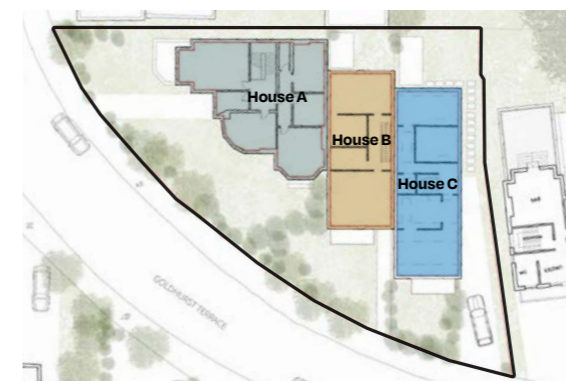
### Proposed First Floor Plan



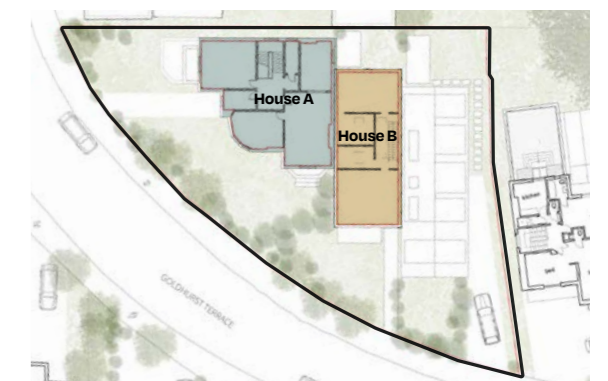
### Proposed Second Floor Plan



### Proposed First Floor Plan



### Proposed Second Floor Plan



# FURTHER INFORMATION

## Tenure

LBC owns the freehold interest of the property, which is registered under title number 142737.

Copies of the Title documents and a report on title are available in the Data Room - [194goldhurstterrace.com](http://194goldhurstterrace.com).

## VAT

We understand that the property is not elected for VAT.

## EPC

A copy of the EPC is available in the Data Room.

## Method of Sale

The freehold interest in the property is being offered for sale by informal tender.

## Schedule of Contract Terms

Bidders should review the Schedule of Contract Terms, which is available in the Data Room.

## Administration Fee

In addition to the purchase price the purchaser will pay, on completion, an Administration Fee levied by the London Borough of Camden at 2% of the purchase price.

Except for the Administrative Fee, each party is responsible for its own costs incurred in the transaction.

## Clawback Provision

The Vendor will require a clawback provision. Details of such are available in the Data Room.

## Overage

Purchasers are encouraged to submit proposals for planning and/or sales overage.

## Exclusivity Period

The Purchaser to pay a non-refundable exclusivity payment of £10,000 to the Vendor for an exclusivity period of not less than 4 months on signing of the Heads of Terms with such a sum being offset against the Deposit on exchange of contracts.

## Deposit

A non-refundable deposit equivalent to 10% of the purchase price is payable by the Purchaser to the Vendor on exchange of contracts.

## Sales Process and Basis of Offer

Offers are invited to acquire the freehold interest with vacant possession. The Vendor's preference is for unconditional bids. Where a conditional bid is proposed, any conditions of offer must be clearly stated. Bidders are required to complete the Bid Submission Template which is available to download from the Data Room at [194goldhurstterrace.com](http://194goldhurstterrace.com).

Developers are asked to state all development assumptions within the Bid Submission Template, as well as details relating to the timing of payments, details of any conditions and proof of funding for the transaction.

Bidders should submit their bid by email [asorayapour@lsh.co.uk](mailto:asorayapour@lsh.co.uk) to Ashley Sorayapour at Lambert Smith Hampton stating ref: Goldhurst Bid.

Bids are to be received by 2pm on 25th October 2022.

All offers are subject to contract. The LBC is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

LBC also reserves the right to require selected bidders to submit further bids following the first stage bidding process.



## Viewings

Viewings can be arranged for interested parties, strictly by appointment only through the sole selling agent Lambert Smith Hampton. Please contact Ashley Sorayapour to book an appointment.

## Contact

For more information please contact:

### Ashley Sorayapour

E [asorayapour@lsh.co.uk](mailto:asorayapour@lsh.co.uk)  
M 07873 625 870

### William Collomosse

E [wcollomosse@lsh.co.uk](mailto:wcollomosse@lsh.co.uk)  
M 07752 793 482

## Data Room

Interested parties requiring access to title, planning and other documents should register to access the Data Room at

[194GOLDHURSTTERRACE.COM](http://194GOLDHURSTTERRACE.COM)

**Lambert  
Smith  
Hampton**

DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. September 2022.



194GOLDHURSTTERRACE.COM