

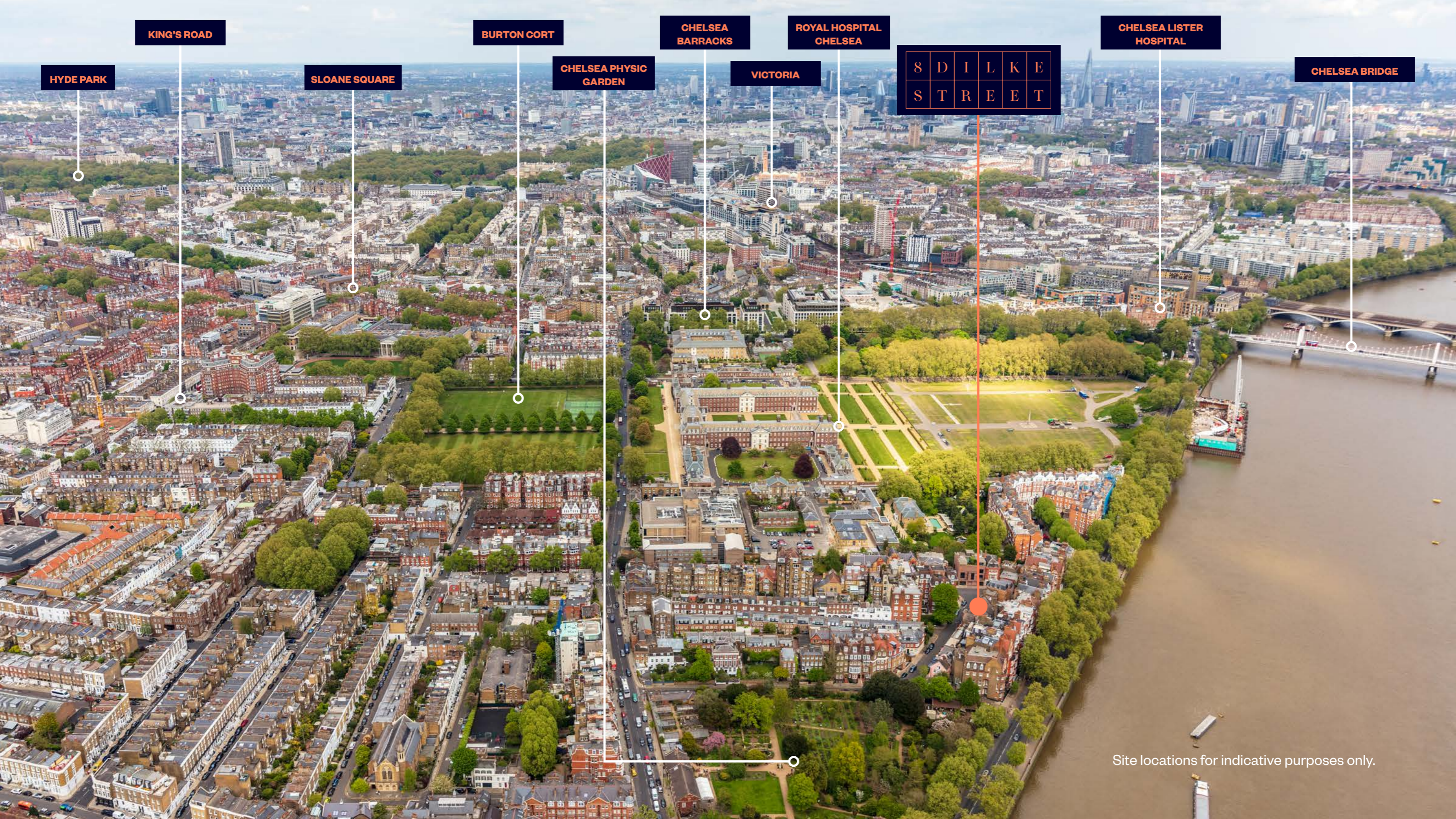
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S	T	R	E	E	T

A PRIME RESIDENTIAL DEVELOPMENT & REFURBISHMENT OPPORTUNITY IN CHELSEA SW3

EXECUTIVE SUMMARY

- Exceptional development and refurbishment opportunity on Dilke Street, within the Royal Borough of Kensington and Chelsea ('RBKC').
- 8 Dilke Street, ('the Property') comprises 4 existing vacant apartments, above and behind 4 large garages.
- Existing Net Saleable Area of the 4 residential apartments approximately 329.69 sq m (3,549 sq ft).
- Existing Gross Internal Area of the Property, including the garages and cellars, is approximately 587.49 sq m (6,324 sq ft).
- Planning and Listed Building consents granted in January 2023 for internal alterations and new garage doors Ref: PP/21/04795.
- Potential to implement the existing consent or consider alternative reconfiguration and redevelopment proposals, subject to the necessary consents.
- For sale freehold.





KING'S ROAD

BURTON CORT

CHELSEA BARRACKS

ROYAL HOSPITAL CHELSEA

CHELSEA LISTER HOSPITAL

CHELSEA BRIDGE

HYDE PARK

SLOANE SQUARE

CHELSEA PHYSIC GARDEN

VICTORIA

S D I L K E
S T R E E T

Site locations for indicative purposes only.

LOCATION

The Property benefits from close proximity to the green spaces of Chelsea Physic Garden, Burton Court, Ranelagh Gardens and Battersea Park.

Royal Hospital is also close to the Property, which hosts the world renowned Chelsea Flower Show, which attracts over 160,000 visitors annually.

The Property is located south of the retail and leisure hubs of Sloane Square and the famous King's Road, which boasts over 160 high-end retailers, boutiques and fine art galleries, as well as the design hub of Pimlico Road. Royal Hospital Road is in close proximity to the site, which is home to amenities such as the National Army Museum and Restaurant Gordon Ramsay.

The Property is also located near the prestigious £3 billion Chelsea Barracks redevelopment, which is set over 12.8 acres and will comprise 449 luxurious homes and seven garden squares.





Flat A

DESCRIPTION

- 8 Dilke Street was the mews, with stables, coach house and staff accommodation, to The Clock House at No. 8 Chelsea Embankment, the Grade II listed house, built circa 1878-79.
- The Property comprises a red brick building, consisting of lower ground, ground and two upper floors.
- On the ground floor there are 4 internal garages, accessed from Dilke Street, plus a modest storage area to the rear.
- The first and second floors have been subdivided into 3 flats and can be accessed from a central door at ground level.
- In addition, there is a flat to the rear of the property at lower ground floor level, accessed from a side entrance, shared with 8 Chelsea Embankment. Three cellars to the front of the building and a storage room are also accessed from this side entrance.
- The existing Gross Internal Area of the Property, including the garages and cellars, is approximately 587.49 sq m (6,324 sq ft).

EXISTING PLANS

■ Flat LG
■ Garages



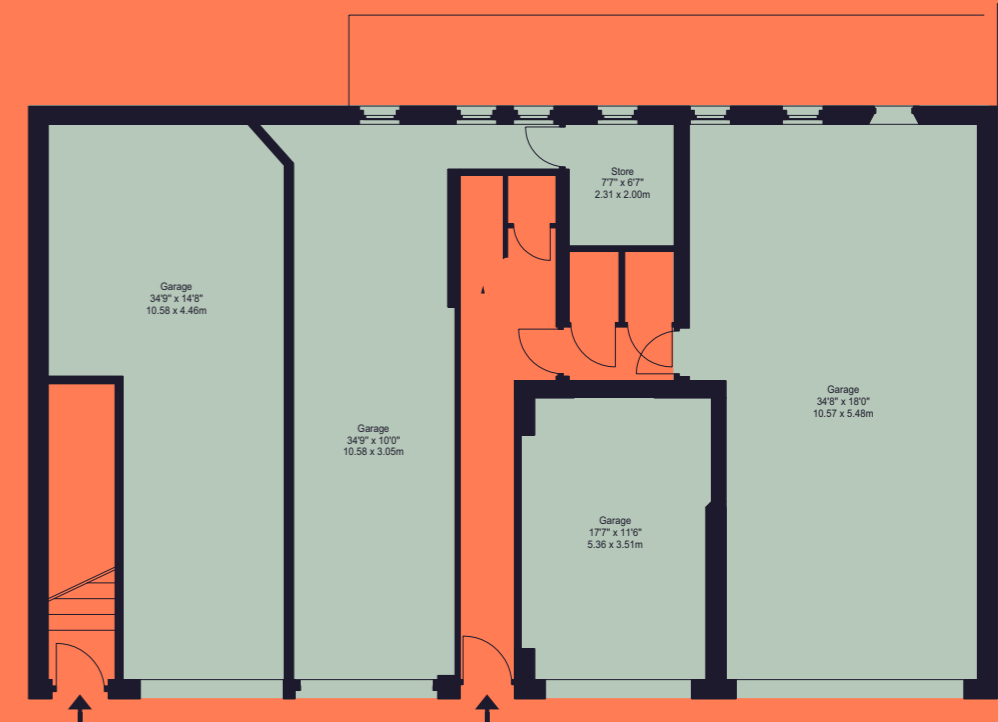
UNIT	LEVEL	SQ M	SQ FT
Flat LG	Lower Ground	106.59	1,147
Flat A	First	87.41	941
Flat B	First	73.05	786
Flat C	First & Second	62.64	674
TOTAL RESIDENTIAL NSA		329.69	3,549
Garages	Ground	155.26	1,671
TOTAL PROPERTY GIA*		587.49	6,324

*includes communal areas and vaults.
Areas not to be relied upon.

LOWER GROUND



GROUND FLOOR



Plans not to scale. For indicative purposes only and not to be relied upon.

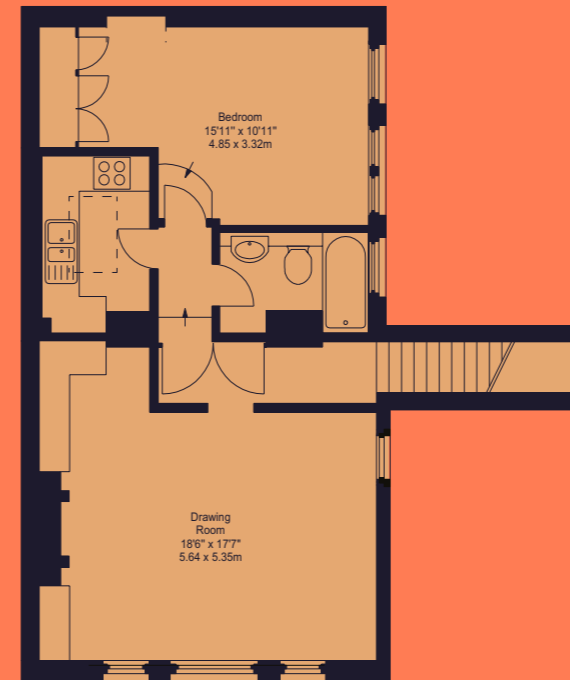
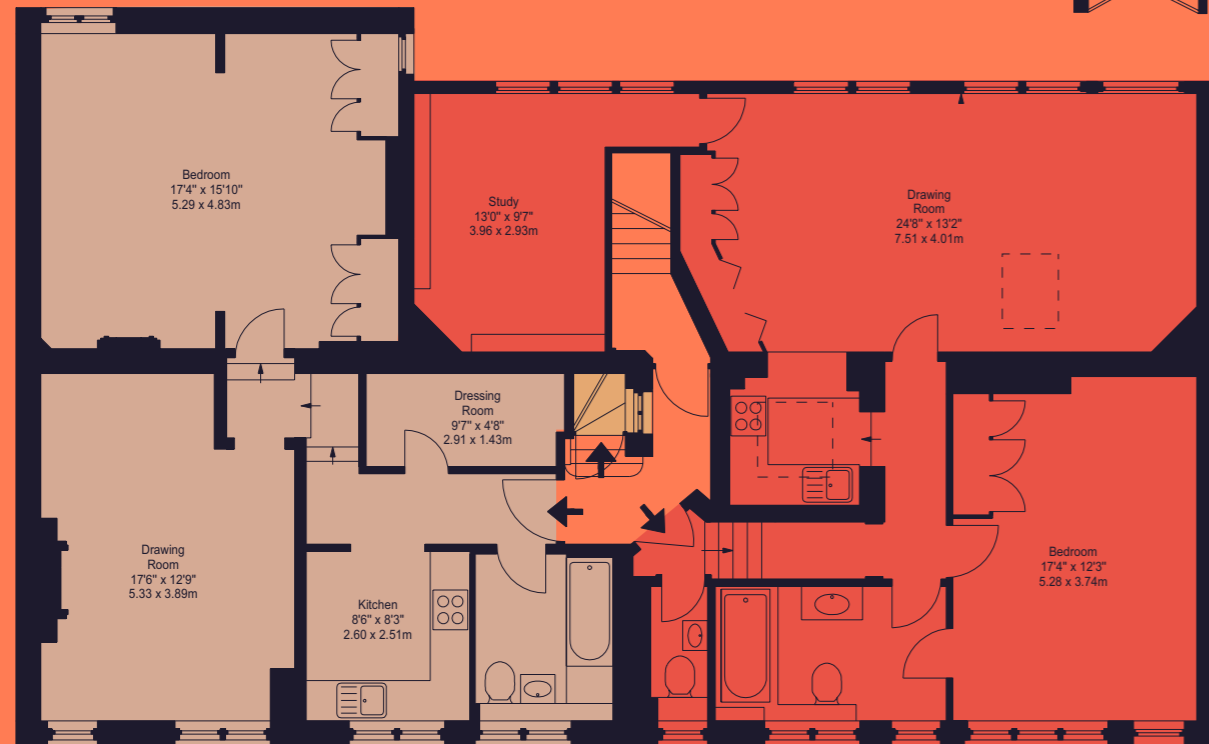
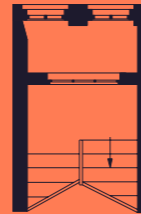
EXISTING PLANS

- Flat A
- Flat B
- Flat C



FIRST FLOOR

SECOND FLOOR



Plans not to scale. For indicative purposes only and not to be relied upon.



Flat LG



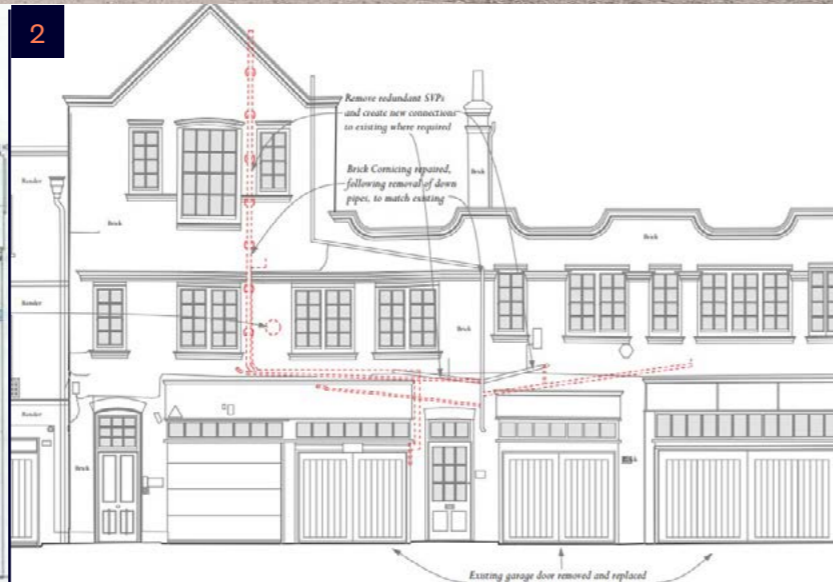
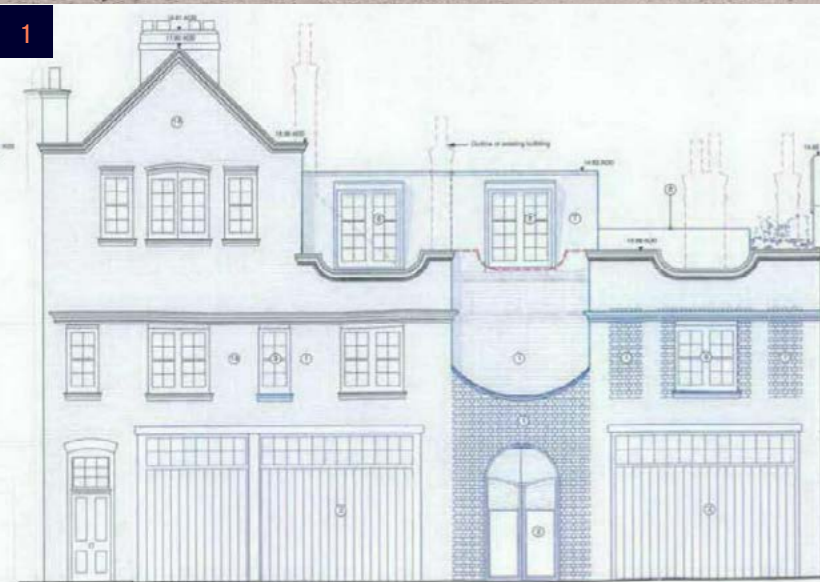
Vaults

PLANNING

The Property lies within the boundaries of the Royal Hospital Conservation Area and is a curtilage listed building associated with the Grade II Listed Building, The Clock House, 8 Chelsea Embankment.

Savills Planning have undertaken a high level review of the key Planning & Heritage matters in relation to the Property, which can be found in the project dataroom. The relevant and most recent Planning History is summarised below:

- In December 2007, Planning Permission and Listed Building Consent was granted (LPA Ref: PP/07/02854 and LB/07/02855) for “Creation of an internal link between flat 3, 8 Chelsea Embankment and No. 8 Dilke Street to form one residential unit. Erection of a mansard roof extension, set back from the street and rear elevation of No. 8 Dilke Street and restoration of No. 8 Dilke Street including reinstatement of The Norman Shaw inverted arch and courtyard elevation”. This application gained planning permission for a mansard roof extension on the second floor. Left (1) is an extract of the approved front elevation. This planning permission has expired and the mansard roof extension was not constructed.
- On 20 January 2023, planning permission and Listed Building Consent was granted (LPA Ref: PP/21/04795 and LB/21/04496) for “Various internal alterations; rationalisation of external SVPs, revised rooflight and new garage doors to front elevation.” Left (2) is an extract of the approved front elevation.



OPPORTUNITY

- Overall, it is considered that the Property has potential for development to provide additional residential floorspace.
- In addition, the Property will appeal to owner/occupiers and refurbishment specialists, looking to utilise the existing Property for both residential accommodation and off-street car parking purposes.
- As the Property is within the curtilage of the Grade II Listed Building at 8 Chelsea Embankment and lies within the Royal Hospital Conservation Area, any proposals would need to consider the impact on Heritage and the delivery of a sympathetic design as the primary consideration.
- Proposals to extend the building on the second floor would need to consider the daylight and sunlight implications and how this could impact 8 Chelsea Embankment and other surrounding buildings.



Flat C



FURTHER INFORMATION

TITLE & TENURE

The site is registered freehold under title number 314785.

Garage at 8a Dilke Street, is registered leasehold under title number LN203401, with 97 years (less 10 days) from 6 May 1927, therefore, less than 1 year remaining.

A reciprocal right of way with 8 Chelsea Embankment is identify on the title plan.

Freehold title plan, plus leasehold plans can be found in the project dataroom.

SERVICES

It will be the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use of the Property following purchase.

Some services to Flat LG are currently supplied from 8-10 Chelsea Embankment.

VAT

The Property is not elected for VAT.

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior). Bid date to be announced in due course. Offers are invited on an unconditional basis, subject to contract only and exclusive of VAT, for the freehold interest and the occupational garage lease.

VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling agents, **Savills**.

AML COUNTERPARTY CHECKS

A successful bidder will be required to provide the usual information to satisfy the AML requirements when heads of terms are agree.

DATA ROOM

Further information including planning, technical and legal documentation is available at:

https://sites.savills.com/8_Dilke_Street/

CONTACTS

SAVILLS RESIDENTIAL DEVELOPMENT

Luke Hawkesbury

lhawkesbury@savills.com

+44 (0) 20 7409 9942

+44 (0) 7967 555 820

James Donger

jdonger@savills.com

+44 (0) 20 7016 3841

+44 (0) 7890 098087

SAVILLS RESIDENTIAL SLOANE STREET

Verity Wakley

verity.wakley@savills.com

+44 (0) 20 7824 9029

+44 (0) 797 372 6325

Richard Dalton

rdalton@savills.com

+44 (0) 20 7824 9021

+44 (0) 7968 553 300



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Designed and Produced August 2023