



Outline for indicative purposes only

565 & 577 KINGSTON ROAD

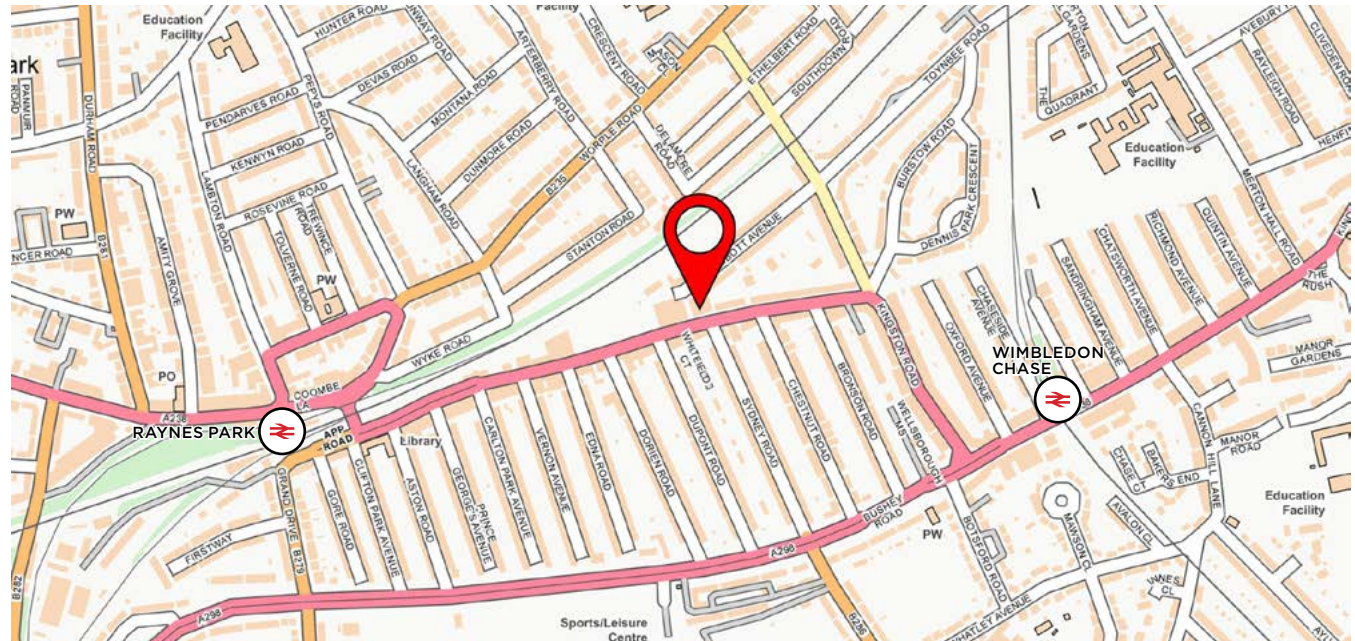
Raynes Park, London, SW20 8SA

SOUTH WEST LONDON DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

- Development opportunity in Raynes Park within the London Borough of Merton
- A 0.19 hectare (0.47 acre) site comprising three single storey buildings and an area of hardstanding in use as parking
- Existing buildings extend to approximately 1,050 sqm (11,302 sq ft) GIA
- Resolution to grant planning permission for a new school, community facilities and 9 apartments extending to 3,353 sq m (36,092 sq ft) GIA
- Potential for redevelopment to alternative uses including residential or care use, subject to obtaining the necessary consents
- 650 metres from Raynes Park station providing direct services to Vauxhall (16 mins) and Waterloo (21 mins)
- For sale freehold with vacant possession
- Offers invited on an unconditional and subject to planning basis



LOCATION & CONNECTIVITY

Raynes Park is an affluent South West London suburb situated within the London Borough of Merton (LBM). The area benefits from good transport links and close proximity to green open spaces.

Residents benefit from a range of local shops and restaurants along Kingston Road and Coombe Lane, Wimbledon is ideally located approximately 1 mile (1.6 km) to the north east, offering extensive retail and leisure amenities. The Wimbledon Quarter is the main shopping centre and local occupiers include Marks & Spencer, Sainsburys, Pret A Manger and Odeon cinema.

There are numerous areas of green open space and leisure facilities surrounding Raynes Park, including Richmond Park, Wimbledon Common, Coombe Hill Golf Club and Prince Georges Playing Fields.

The A3 is located 1.7 km (1 mile) to the west and is a main arterial route linking Central London to the M25. There is also a bus route along Kingston Road providing services to Wimbledon.

The site is ideally located 650 metres from Raynes Park station (Waterloo 21 mins) and 800 metres from Wimbledon Chase which provides access to Thameslink services.

RAIL		UNDERGROUND	
Wimbledon	4 minutes	●	●
Earlsfield	7 minutes		
Clapham Junction	11 minutes	●	
Vauxhall	16 minutes	●	
Waterloo	21 minutes	●	● ● ●

Source: National Rail and TFL

- District
- Victoria
- Northern
- Thameslink
- Bakerloo
- Waterloo & City
- Overground
- Jubilee

DESCRIPTION

The site extends to approximately 0.19 hectares (0.47 acres) and comprises three single storey buildings and an area of hardstanding in use as parking.

The main vehicular and pedestrian access is from Kingston Road to the south and in the proposed scheme there is also a pedestrian access from Abbot Avenue.

The site is bound by Abbot Avenue to the north, residential dwellings to the east, Kingston Road to the south and Dundonald Church Development to the west. The Dundonald Church development gained consent in 2018 to provide a replacement church building and 15 private residential units.



Outline for indicative purposes only



PLANNING

The site benefits from a resolution to grant planning permission (ref: 23/PO455) for:

“Demolition of 3 single storey light industrial units to enable redevelopment to provide 9 x residential units, school (ages 9-13) with pupil capacity of 180; teaching college; workspace; community centre, amended access and associated car parking.”

The proposed scheme comprises:

USE	GIA (SQ M)	GIA (SQ FT)
School	1,994	21,463
Ministry Hub	623	6,707
Residential	736	7,922
TOTAL	3,353	36,092

The S106 agreement is yet to be agreed and signed.



DEVELOPMENT POTENTIAL FOR ALTERNATIVE USES

Borough: London Borough of Merton

PTAL: 4 - 5

Flood Zone: 1 (Low Probability)

Heritage: Not listed and not located within a Conservation Area

TPO: None

Site Allocation: Not designated for any specific use on the LB Merton Policies Map (2014)

WSP have prepared a planning note which is available in the dataroom.

- The site has strong potential for alternative uses, including residential or care use.
- The principle of redevelopment of the site has been established and the massing envelope is considered appropriate in the context of neighbouring buildings.
- The Housing Delivery Test (HDT) 2022 output found that LB Merton's delivery over the previous three years amounted to 71% of its target. As this falls below 75%, the tilted-balance in favour of residential development is automatically triggered in accordance with Paragraph 11 of the NPPF.
- The site is bordered primarily by residential uses.
- Not located within an Article 4 Direction - Class MA permitted development rights could be applicable to establish commercial to residential use before submitting a full planning application.

LOCAL DEVELOPMENTS

A number of schemes have been granted planning permission in close proximity to the site including:

1. 32-34 Bushey Road, Raynes Park (ref: 18/P2619):

Demolition of existing buildings and the erection of a part-three, part-four storey building comprising 32 self-contained flats (6 x studio, 11 x 1 bed & 15 x 2 bed).

Achieved prices:

BEDS	AVERAGE PRICE	AVERAGE £PSF
Studio	£400,000	£928
1 Bed	£487,500	£888
2 Bed	£584,286	£816

Source: Molior, Feb 2024

2. 579-589 Kingston Road, Raynes Park (ref: 19/P1675):

Scheme B: Redevelopment of site to provide Class B1 (offices) and Class C3 (residential) units in buildings of two-seven storeys.

3. Land at the Former Lessa Sports Ground, Raynes Park (ref: 22/P2351):

Construction of 107 dwellings (Class C3 use) including affordable housing, 2 all-weather tennis courts with associated floodlighting, storage compound and car parking, GEN2 5-a-side football pitch, multi-use games area (MUGA) pitch and outdoor gym.

4. Tesco Site, 265 Burlington Road, New Malden (ref: 19/P2387):

Demolition of the existing buildings and erection of two blocks of development ranging in height between seven and 15 storeys and comprising 456 new homes, 499sqm of B1(a) office space and 220 car parking spaces.



Outline for indicative purposes only



TITLE AND TENURE

The property is for sale freehold with vacant possession under Freehold title numbers: SGL261226 and TGL37425.

METHOD OF SALE

For sale by way of informal tender (unless sold prior).

EPC

The properties have been classified as having EPC ratings of E. The full reports are available on the dataroom.

VAT

We understand that the property is not elected for VAT.

DATAROOM

https://sites.savills.com/565_Kingston_Road/

VIEWINGS

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

CONTACT

For further information please contact:

Eleanor Heath

+44 (0) 7972 000 044
eleanor.heath@savills.com

Henry George

+44 (0) 7977 030 151
henry.george@savills.com

William Priestley

+44 (0) 7816 184 092
william.priestley@savills.com



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Produced February 2024