



For Sale

The Observatory, Woolwich SE18 4BN

- Located in close proximity to Woolwich Dockyard and Woolwich Arsenal rail stations;
- Grade II listed building with potential for residential refurbishment or redevelopment, subject to necessary consents;
- Freehold interest.



Defence
Infrastructure
Organisation

**AVISON
YOUNG**

Highlights

- Freehold for sale by informal tender;
- Suitable for residential and/or commercial redevelopment, subject to the necessary consents;
- Site extends to c. 0.65 acres (0.26 hectares);
- Located 800m from Woolwich town centre;
- Ancillary building to the wider Royal Artillery Barracks site extending to approximately 2,236 sq ft (GIA);
- Grade II listed;
- Unconditional offers invited.

Deadline for offers: 12 noon on Thursday 11th April 2024.



Opportunity

The sale of the property known as The Observatory provides an excellent opportunity to acquire an existing Grade II listed building, situated in Woolwich, southeast London for residential and/or commercial redevelopment. The site extends to c. 0.65 acres (0.26 hectares).

Description

The Observatory is a Grade II listed building over lower ground and ground floors extending to 2,236 sq ft (GIA). The property has been in continual use by the Army since it was built in 1838. It has recently been vacated and was last used as welfare facilities. The property has an EPC rating of C (66).

Tenure

The freehold is held by The Secretary of State for Defence and registered under title number TGL257583. The site will be sold freehold with vacant possession. All interested parties should make their own legal enquiries.

Viewings

A strict 'by appointment only' viewing protocol is in place. Please contact a member of the AY team to book an appointment.

Planning

The site is located within the administrative boundary of the Royal Borough of Greenwich (RBG) and sits within the Woolwich Common Conservation Area.

The current lawful use of the Site is considered to be Class C2a (secure residential institutions) given that it is ancillary to the wider Royal Artillery Barracks, Woolwich site. The property is now surplus to future military requirements, and as such, we consider the building and its curtilage provide a unique opportunity for a variety of different uses to be delivered in the future.

There is demonstrable and significant need in the Borough to ensure that the delivery of small sites contribute to the supply of housing land and thus residential uses are considered an appropriate use, subject to satisfying other policies within the Development Plan.

In addition, the property provides a unique opportunity to provide a range of future uses, including commercial, workspace, retail and food & beverage offers. As such, we consider there to be potential to negotiate a change of use at the site.

The Council's latest Local Development Scheme (2019) identifies that a Supplementary Planning Document (SPD) for the wider 'Woolwich Barracks' site is due to be prepared imminently. This forthcoming SPD is still at an early stage of preparation, and the DIO's team is engaging with Council planning officers on an ongoing basis concerning preparation of this document.

The Avison Young planning appraisal report which has been shared with and endorsed by RBG can be found within the data room.

VAT

The site is not elected for VAT.

Offer and Terms

The site is being marketed for sale by way of an open informal tender process. Unconditional offers are invited for the freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail only to james.lineham@avisonyoung.com

Offers must be received no later than 12 noon on Thursday 11th April 2024.



Location

The site is located immediately north of Repository Road, adjacent to King's Troop Royal Horse Artillery Barracks at Green Hill, Woolwich, London, SE18 4BW, which currently forms part of the wider Royal Artillery Barracks site. The site is located outside of the secure perimeter fence to the main RAB. It is located north of Green Hill Road, which bends round to the west of the Site. The Site has its own access route and car parking immediately to the south of the building, and there is a residential area located to the north and northeast of the site. The surrounding area is primarily owned and used by the Ministry of Defence.

Supporting information

We have been provided with the following information which will be made available via the Avison Young website:

- Heritage Statement
- Arboricultural Appraisal
- Radiological Survey
- UXO Verification Assessment
- AY Planning Appraisal
- AY Building Condition Report
- Energy Performance Certificate
- Land Quality Assessment
- Measured Survey including Floor Plan
- Disposal Red Line Boundary

To access this information please click on the link below: www.avisonyoung.co.uk/theobservatory



**If you would like to know
more please get in
touch.**

Rachael Currie

+44 (0)7979 475052

Rachael.currie@avisonyoung.com

James Lineham

+44 (0)7747 857324

James.lineham@avisonyoung.com

James Warner

+44 (0)7983 707228

James.warner@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.

08449 02 03 04

Visit us online
avisonyoung.co.uk

65 Gresham Street, London, EC2V 7NQ

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**