



HISTORIC DOCKYARD

CHATHAM TOWN CENTRE

UCA ROCHESTER CAMPUS

UCA Rochester Campus

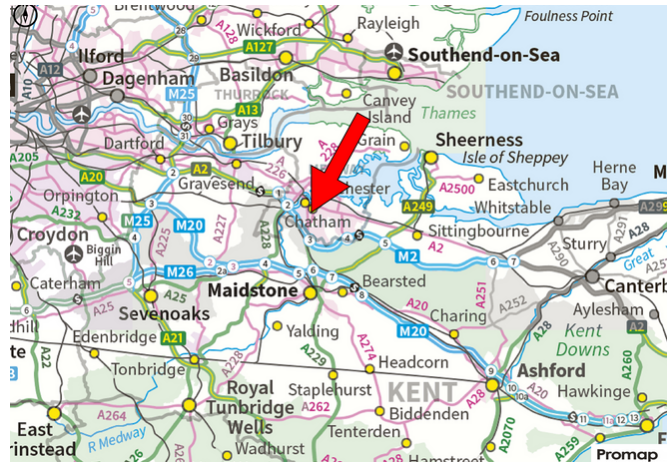
Fort Pitt, Rochester, ME1 1DZ

Significant Potential for Redevelopment, Alternative Uses or Continuation as F1 Use Class (subject to obtaining relevant planning permission).



KEY HIGHLIGHTS

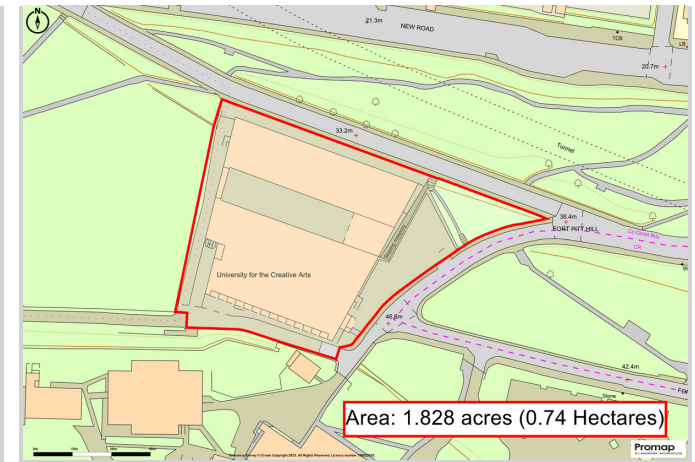
- Significant potential for redevelopment, alternative uses or continuation as F1 Use Class (STPP).
- Impressive site in an historical location, set in approximately 1.828 acres.
- Positive Pre-App for conversion into residential (Circa. 128 units).
- Scope for other alternative uses (STPP).
- Elevated position with excellent views of the River Medway, Chatham and Rochester.
- Central location, close to Chatham and Rochester Train Stations.
- Freehold sale with vacant possession.
- Both unconditional and conditional offers invited.



LOCATION

The Property is located within Rochester between the core retail areas of Rochester town centre, to the north west, and Chatham town centre to the east. The site is located on Fort Pitt Hill Road which is accessed via New Road (A2). The main surrounding towns include Maidstone (approximately 8.5 miles to the south), Dartford (approximately 15.4 miles to the west) and Central London is located approximately 33 miles to the north west.

Chatham train station is located approximately 0.3 miles to the east and Rochester Railway Station is located 0.7 miles north west of the site. Both provide Southeastern services to London Victoria in approximately 45 minutes, London St Pancras in approximately 36 minutes and Stratford International in approximately 32 minutes (via the high speed train). There are also further Southeastern services to Gillingham, Dover Priory and Ramsgate. There is also Thameslink that runs between Rainham and Luton, via London Bridge, London St Pancras International and various other stations.



SITUATION

The Property is situated in an elevated position at the top of Fort Pitt Hill. The site has excellent views over the River Medway, Chatham and Rochester to the north.

The Property is bounded by recreational land to the north, east and west. To the south of the site is Fort Pitt Grammar School. The Property can be accessed from Fort Pitt Hill to the east and from the unnamed road to the north. The site falls within the New Road Conservation Area.

Rochester town centre (0.6 miles to the north west) and Chatham town centre (0.4 miles to the east), both provide a wide range of amenities, including national and local retailers, supermarkets, restaurants, leisure and sports facilities. The Property is proximate to a wide selection of academies, grammar and private schools.

The Property is accessed from either Fort Pitt Hill to the east or an unnamed road to the north. Fort Pitt Hill is Public Highway. The unnamed road to the north is owned by Medway Council but has not been formally adopted. Part of the Property does benefit from a right of way over it.

DESCRIPTION

The site extends to approximately 1.82 acres (0.74 hectares) and comprises a large detached building, arranged over nine storeys in parts. It is currently arranged to provide various lecture halls, workshops, studios and offices. Externally, it has various terraces on the flat roofs and two car parks. These provide approximately 30 car parking spaces. We understand that the total existing building has a gross internal area of approximately 137,200 sq. ft. (12,745 sq. m). Full plans are available on the Data Room.

History

The site previously was occupied by a 19th Century fort which was part of the defences for Chatham Dockyard. The Fort was named after Prime Minister William Pitt. It was then converted into a military hospital and remained in this use until the First World War

In 1929 the hospital become redundant and the site was sold to the local Education Board. The hospital buildings were subsequently converted to provide accommodation for a Technical School for Girls.

In 1932 the casemated barracks were demolished to make way for future development, with only some areas of vaulted undercroft and parts of the perimeter defensive and retaining structure being allowed to remain. During the Second World War minor modifications were made to some of the underground chambers to provide air raid shelters for the school.

The site then remained vacant until 1968 when work commenced on the construction of the UCA campus. The Campus was designed by Hugh Mollison and opened in 1970. We understand the building was designed to resemble the fort and its stepped terraced form was designed to echo the silhouette of the former barracks.





PLANNING AND PROPOSED RESIDENTIAL DEVELOPMENT

Local Authority

Medway Council, Civic Headquarters, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

Planning Constraints

The site is within the 'Fort Pitt' Scheduled Ancient Monument ('SAM') which was first ordained on 29 May 2009. The building is not statutory or locally Listed but is situated within the New Road Rochester Conservation Area. It is noted that the site is located adjacent to the Fort Pitt Grammar School, that includes their Domestic Science Block which has a Grade II Listing.

The site is surrounded by protected open space to the east and west. The site is located within Flood Zone 1.

Planning History and Pre-App

Planning applications relating to the site are historic and generally relate to minor operational works to the existing building. Full history is available on the Data Room.

A pre-application document was prepared by Savills Planning on behalf of The University for the Creative Arts and submitted to Medway Council on 2 June 2023. A pre-application response dated 28 July 2023 has been received which confirms the principle of a residential use on the site as a potential alternative use. Child Graddon Lewis were appointed by UCA to prepare a residential concept scheme. The Local Authority indicated a preference for a redevelopment comprising only apartments but there is potential to explore further opportunity for a terrace of town houses on the lower elevations.

The preferred scheme comprises dividing the building into 128 flats (15 x studio, 72 x one bedroom flats, 25 x two bedroom flats and 16 x three bedroom flats). The proposals involves splitting the existing building into two blocks, upper and lower, with both blocks having their own entrances, amenity spaces, bin and bike stores. The proposal allows for all apartments to have private amenity spaces through either balconies or roof deck terraces.

The current proposal includes extending the height of two blocks to take advantage of the extensive views from the top of the building. However, during the engagement with planning officers, they were reluctant to see the height increased on the upper elevations citing heritage concerns. There may yet be scope to explore this further with technical input. Full copies of the proposed plans and pre-app response are available on the Data Room.



TENURE

The property is registered at the Land Registry under Title Numbers K842706 and TT22518. The freehold will be sold with vacant possession. There is currently a telecoms lease in place for apparatus on the roof, dated 6 August 2015, with Vodafone Limited for 10 years. The current passing rent is £14,346.47 per annum.

VAT

We understand that the Vendor will not elect to charge VAT.

SERVICES

We have been advised that mains water, electricity and gas are available. These have not been tested by the agent. It is recommended that purchasers and their advisors make the necessary enquiries for verification. There are two fully working lifts within the building. There is a substation located on the ground floor of the building.

BUSINESS RATES

The Property has a rateable value of £340,000 (April 2023 valuation)

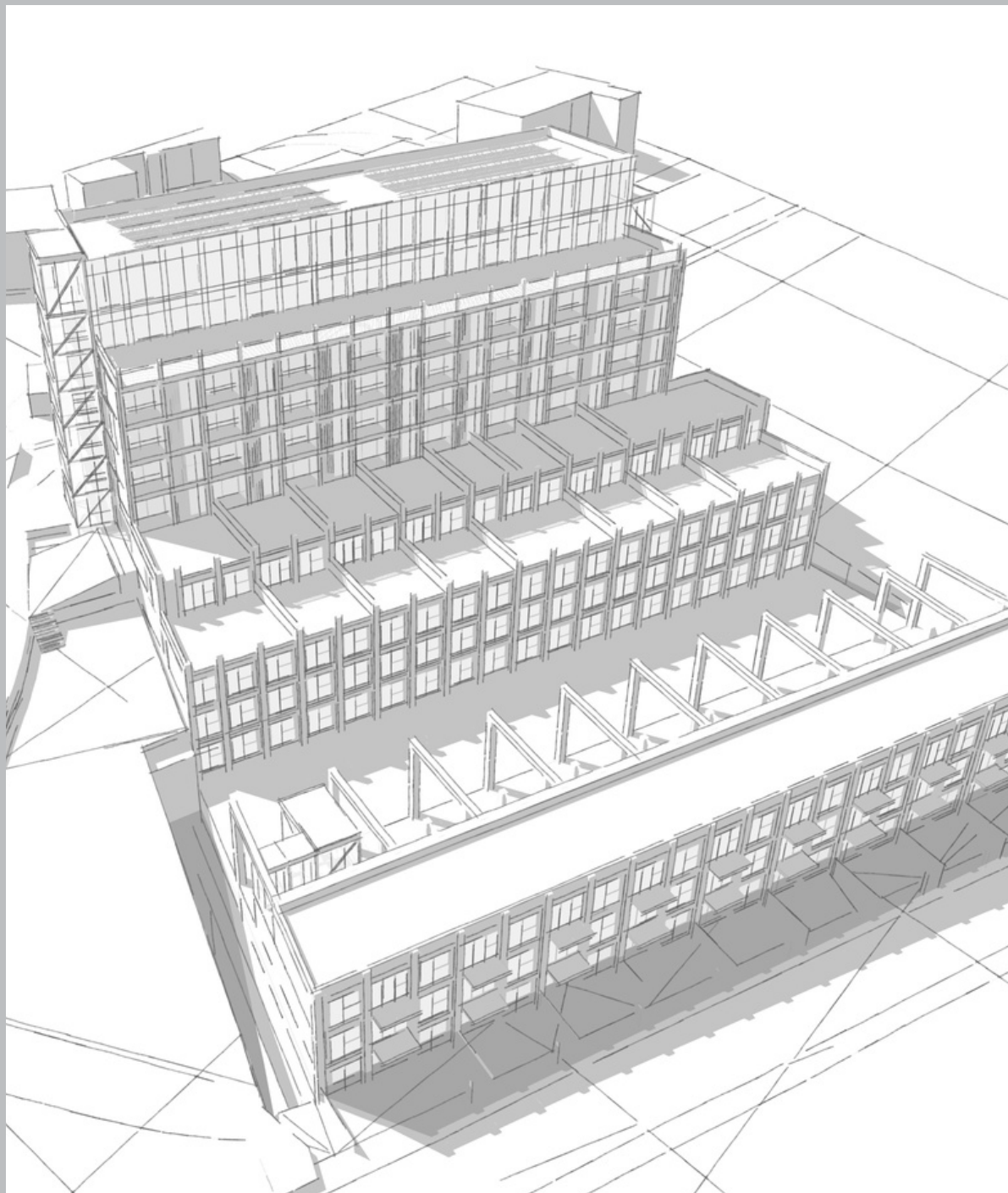
METHOD OF SALE

Offers invited on an unconditional or conditional basis and are sought via informal tender with a closing date for bids to be confirmed. The Vendor reserves the right not to accept the highest, or indeed any offers submitted, and may withdraw the Property from the market at any time. Parties are expected to co-operate with transaction counterparty Anti Money Laundering due diligence checks upon agreement of Heads of Terms.

ENERGY PERFORMANCE CERTIFICATES (EPC)

The Property currently has two EPCs; one for the main building (Rated C) and one for the North Block (Rated D). The EPCs are valid until 31 December 2023.





DATA ROOM

We have been provided with the following information which is available in the Savills Data Room at <https://sites.savills.com/UCARochester>

VIEWINGS & FURTHER INFORMATION

For Planning and Heritage enquiries, please contact Alice Jones (alice.jones@savills.com) for Heritage enquiries or Ben Tattersall (ben.tattersall@savills.com) for planning enquiries. CGL details are available upon request.

Fixtures and fittings are due to be removed by UCA however should you wish to look into the possibility to retain any fixtures and fitting, please don't hesitate to contact us.

The site can be viewed from the road. Internal viewing days have been arranged, please contact Savills for further information. Internal viewings are strictly by appointment only.

CONTACT

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