

Old Southern Stables



**CATLIN STREET
SOUTHWARK SE1**

A centrally located site offering potential for a range of residential uses, including traditional residential units, co-living and PBSA, with excellent connectivity to Central London.

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Executive Summary



Aerial View of the site

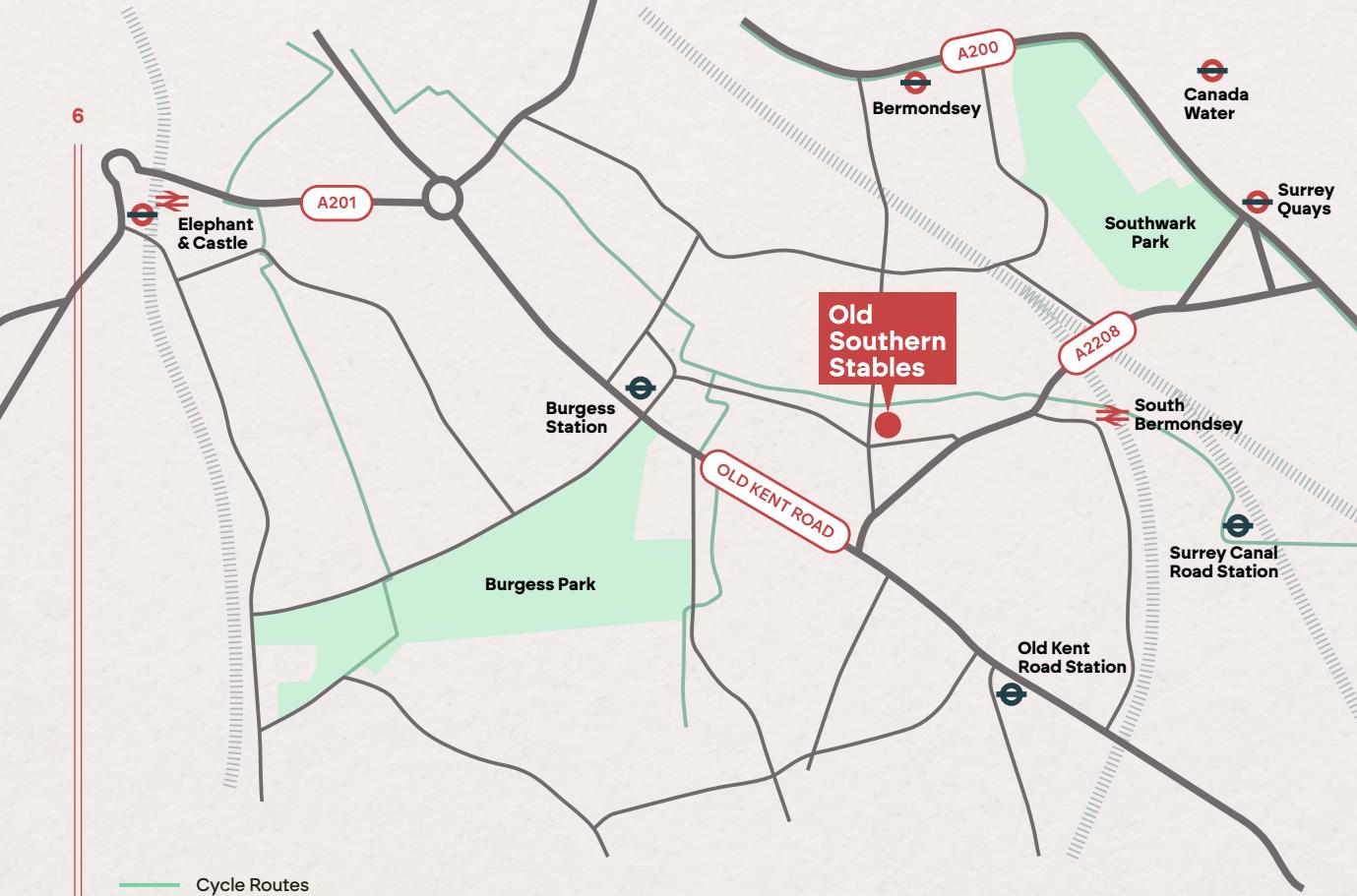
- A rare opportunity to deliver a mixed-use development within the Old Kent Road Opportunity Area, one of London's most exciting regeneration zones.
- Extending to approximately 1.26 acres (0.51 ha), the site is allocated for redevelopment within the Old Kent Road Area Action Plan - providing a clear policy framework for mixed-use regeneration including new homes and employment space.
- A 2024 feasibility study explored a range of development options, demonstrating capacity for around 79 new homes and highlighting the site's adaptability to a range of living sector uses.
- The site offers scope for a variety of residential uses, including traditional residential units, co-living or PBSA, capitalising on strong demand for modern living formats in well-connected Zone 2 locations.
- The existing stables provide an opportunity to incorporate characterful buildings into a new mixed-use scheme, enhancing the site's appeal and sense of place.
- The Old Kent Road Area Action Plan will deliver 20,000 new homes, 10,000 jobs, new parks and community facilities, supported by the forthcoming Bakerloo Line Extension, which will introduce two new stations nearby.
- The site benefits from excellent transport connections, with South Bermondsey station and frequent bus links providing quick access to Bermondsey, Canada Water and London Bridge.
- Knight Frank and Kalmars welcome expressions of interest, on behalf of London Borough of Southwark, for the disposal of the land.

The Site

- The site extends to approximately 1.26 acres (0.51 ha) and forms a rectangular plot with a broad frontage along Catlin Street and a deep rear section that widens towards Stevenson Crescent. The back portion of the site is largely open and gently sloping, presenting a generous and well-shaped developable area capable of accommodating a range of layouts and massing options.
- The southern and western areas are best suited to accommodate new buildings, while the layout naturally lends itself to creating pedestrian routes and landscaped spaces that connect throughout the site.
- Fronting Catlin Street, the former Southern Railway stables bring real character to the site. Their solid brick façades and cobbled courtyard create a distinctive street presence and provide an excellent opportunity for adaptive reuse - perhaps as workshops, studios or community spaces that would add identity and activity to the wider development.
- The site is allocated for redevelopment within the Old Kent Road Area Action Plan, which supports mixed-use regeneration by incorporating new homes, employment space and high-quality public realm. Indicative guidance allows for taller buildings along St James's Road, stepping down towards Stevenson Crescent – offering flexibility for a range of development approaches.







Location

- Bermondsey sits between London Bridge, Elephant & Castle and Canada Water, offering excellent access to Central London.
- South Bermondsey Station is an 11-minute walk from the site, providing direct links to London Bridge in under five minutes, while frequent bus routes connect the area to Canada Water and Elephant & Castle.
- The nearby Old Kent Road (A2) is also being transformed into a greener, more pedestrian-friendly corridor, with upgraded routes for walking, cycling and public transport.
- The neighbourhood already offers strong retail and amenity provision, including major supermarkets such as Tesco and Asda. Ongoing regeneration along Old Kent Road will build on this base, introducing new cafes, independent shops and leisure facilities such as the gasholder lido and Ruby Triangle sports hall.

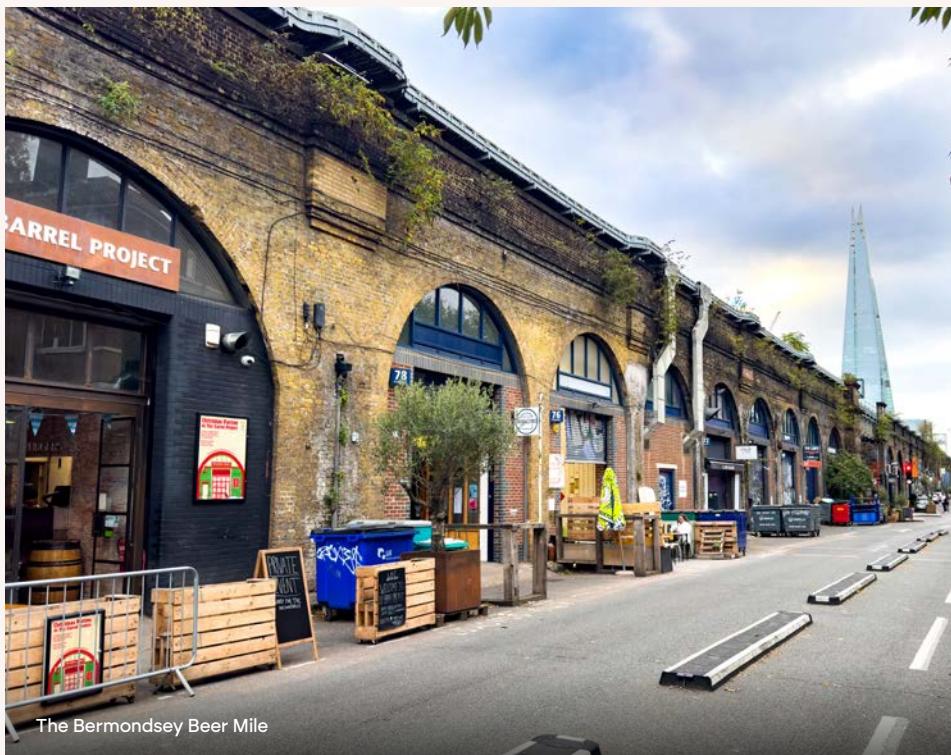


Bermondsey High Street

- The site is also within easy reach of Bermondsey's vibrant Beer Mile - a cluster of breweries, taprooms and street food venues that have helped define the area's creative identity.
- New parks at Mandela Way, Livesey and Surrey Canal will add to existing open spaces like Burgess Park and Southwark Park, reinforcing the area's focus on green space and liveability.
- The area also offers a strong network of schools, including John Keats Primary School nearby, as well as City of London Academy, Globe Academy and other well-regarded options across Bermondsey and Elephant & Castle.
- Bermondsey's layered history, from the former Southern Railway Stables to its independent shops, cafes and high-street landmarks, gives the area a distinctive sense of character and community within one of London's most dynamic neighbourhoods.



John Keats Primary School



The Bermondsey Beer Mile

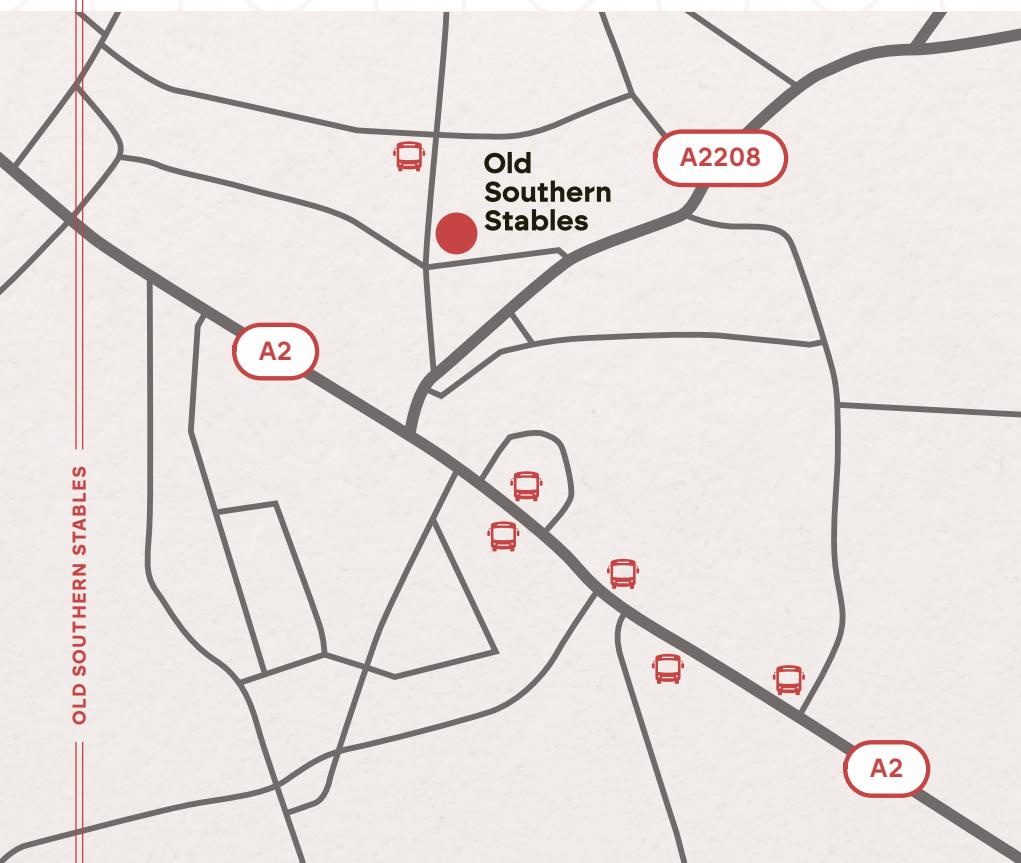


Nearby Attractions



Transport and Connectivity

Excellent transport connections form a key part of Old Kent Road's regeneration, providing fast access to Central London and key employment hubs. Continued investment in transport and public spaces is improving connectivity and helping to sustain the area's growing appeal.



Rail

South Bermondsey station is an 11-minute walk from the site, offering direct National Rail services to London Bridge in approximately five minutes. From London Bridge, onward connections across London and the South East are easily accessible.

The proposed Surrey Canal Road overground station, due to be located approximately 0.8 miles from the site (an 18-minute walk), will further connect the area to the north and east of the City.

Underground

The £8 billion Bakerloo Line Extension will deliver two new stations on Old Kent Road, located approximately 0.6 miles (15-minute walk) and 0.8 miles (18-minute walk) from the site, significantly improving connectivity and supporting long-term growth.

Bus

Old Kent Road forms part of a major TFL corridor with frequent services to Central London. The site is approximately 25 minutes by bus to Elephant & Castle (Northern and Bakerloo lines) and 17 minutes to Canada Water (Jubilee Line and Overground).

Road and Cycling

Located just off Old Kent Road (A2), the site benefits from direct access into Central London and south-east routes. Ongoing public realm improvements are enhancing conditions for buses, pedestrians and cyclists through segregated cycle lanes, new crossings and widened pavements.

Airport

London Bridge provides fast onward services to Gatwick Airport in around 30 minutes, with connections also available to Heathrow, City, Stansted and Luton airports.

Proposed Development

- A feasibility study and CGIs created by Maccreanor Lavington (July 2024) explored a range of development scenarios for the site, demonstrating flexibility in scale and layout.
- The study tested multiple configurations of height, density and use to inform the emerging Old Kent Road Area Action Plan, showing how new housing, workspace and open space can be successfully integrated while retaining the site's distinctive character.
- Three approaches were considered, ranging from a higher-density scheme of around 80 homes to a more moderate 40-50-home layout. Taller buildings were positioned along Catlin Street and St James' Road, stepping down towards Stevenson Crescent to create a balanced transition throughout the site.
- The preferred option proposes 44 homes, including a six-story apartment building and a terrace of three-storey mews houses, alongside the retained stables for employment or community use. Around 850 sq m of landscaped public space forms a central courtyard connected to the site's history cobbled yard.
- Indicative residential mix (preferred option):
 - Private sale: 28 units
 - Shared ownership: 2 units
 - Social rent: 14 units
 - Total: 44 units (32% 1-bed, 36% 2-bed, 32% 3-bed)
- The emerging Homes for London package could further support delivery viability through proposed CIL relief and new grant funding for developments including affordable housing.
- The study demonstrates a clear framework for a deliverable residential-led scheme while highlighting scope for alternative configurations or increased capacity. This offers flexibility for future design development, subject to planning.
- An incoming purchaser should refer to Southwark Councils Supplementary Planning Document 2025 for Section 106 and CIL payments, this can be found in the data room.



Proposed CGI of 56-unit layout

Proposed CGI of 79-unit layout





Old Southern Stables

- The former Southern Railway Stables comprise a group of twenty single-storey brick-built buildings arranged around a cobbled courtyard, located at the junction of St James's Road and Catlin Street.
- Once part of the Bricklayers Arms railway depot, the property is locally listed and sits within the Old Kent Road regeneration area.
- The buildings feature traditional brick facades, mono-pitched timber roofs and original detailing that contribute to the site's distinctive character.
- While the structures are in poor condition and require significant repair, they are capable of restoration and adaptive reuse.
- Reuse of the stables could deliver premium, character-led commercial space suited to creative industries and independent operators seeking authentic, well-connected environments.
- Beyond their commercial potential, the buildings can play a role in placemaking, blending the site's industrial heritage with the energy of Old Kent Road's transformation.

Old Southern Stables

Indicative Values



Proposed CGI of Catlin Street entrance



Proposed CGI of stable block

Unit No.	Description	Approx. Dimensions	Approx. Area	Rent £'s PSF	Rent Per Annum
Stable 01	Stable (Queeny)	4.28m x 4.21m	194 sq ft	£25	£4,850
Stable 02	Stable	4.26m x 4.26m	195 sq ft	£25	£4,875
Stable 03	Stable (Gypsy)	4.25m x 4.24m	194 sq ft	£25	£4,850
Stable 04	Stable	4.25m x 4.26m	195 sq ft	£25	£4,875
Stable 05	Stable	4.26m x 4.26m	195 sq ft	£25	£4,875
Stable 06	Stable	4.26m x 4.21m	193 sq ft	£25	£4,825
Stable 07	Stable	4.25m x 4.31m	198 sq ft	£25	£4,950
Stable 08	Stable	4.25m x 4.38m	200 sq ft	£25	£5,000
Stable 09	Stable	4.28m x 4.28m	197 sq ft	£25	£4,925
Stable 10	Stable	4.28m x 4.38m	202 sq ft	£25	£5,050
Stable 11	Stable	4.28m x 4.37m	201 sq ft	£25	£5,025
Stable 12	Stable	4.28m x 4.38m	202 sq ft	£25	£5,050
Stable 13	Stable	4.38m x 4.38m	206 sq ft	£25	£5,150
Stable 14	Stable	4.38m x 4.26m	201 sq ft	£25	£5,025
Stable 15	Stable	4.38m x 4.28m	202 sq ft	£25	£5,050
Stable 16	Stable (Blue)	4.38m x 4.26m	201 sq ft	£25	£5,025
Stable 17	Stable	4.25m x 4.38m	200 sq ft	£25	£5,000
Stable 18	Stable (Claire)	4.25m x 4.38m	200 sq ft	£25	£5,000
Stable 19	Stable (Bill)	4.25m x 4.25m	195 sq ft	£25	£4,875
Stable 20	Stable	4.25m x 4.28m	197 sq ft	£25	£4,925
Office	Ancillary	3.25m x 2.33m	81 sq ft	£25	£2,025
Cloak Room	Ancillary	4.26m x 2.33m	107 sq ft	£25	£2,675
Toilet	Ancillary	2.32m x 2.33m	58 sq ft	£25	£1,450
Store	Ancillary	5.00m x 3.18m	171 sq ft	£25	£4,275
Staff Room	Ancillary	3.26m x 4.00m	140 sq ft	£25	£3,500
Caged Shelter	Ancillary	4.00m x 3.00m	129 sq ft	£25	£3,225
TOTAL			4,654 sq ft	£650	£116,350

Alternate Use: Co-Living



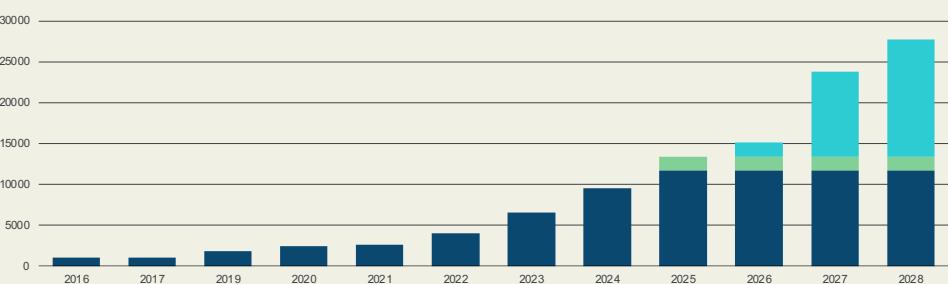
The Italian Building, Bermondsey

- Co-living is one of London's fastest-growing residential sectors, providing well-designed, flexible accommodation for young professionals who value community, convenience and quality. The model combines private studios with shared social spaces and on-site amenities, delivering both lifestyle appeal and operational efficiency.
- More than 28,000 co-living beds are now either complete or in the pipeline across the UK - a fivefold increase since 2019, with around 70% located in London. Demand remains strong, supported by professional management platforms and all-inclusive pricing.
- The Former Southern Railway Stables provides an opportunity for a distinctive co-living scheme that makes use of the site's character and layout to create a strong sense of place. Local policy supports mixed-use intensification, allowing scope to introduce new homes and flexible workspace within a connected, design-led environment.
- Located less than a mile away on Ilderton Road, Bermondsey Reach is currently under construction, reflecting the growing confidence in co-living as a viable model for the area. The scheme will deliver 1,051 new homes, comprising 865 co-living units and 186 affordable homes.
- Also nearby, The Italian Building has been successfully delivered as a high-quality co-living scheme, transforming a former warehouse into 28 private studios with shared communal spaces that foster wellbeing and community - highlighting strong demand for the model in Bermondsey.
- A co-living scheme at Catlin Street could build on this momentum, transforming the historic stables into the heart of a contemporary community that blends heritage, creativity and modern urban living.

Co-living supply

Total number of complete and pipeline homes

■ Complete ■ Under construction ■ With planning



Source: Knight Frank Research

Great Court,
St James's Road

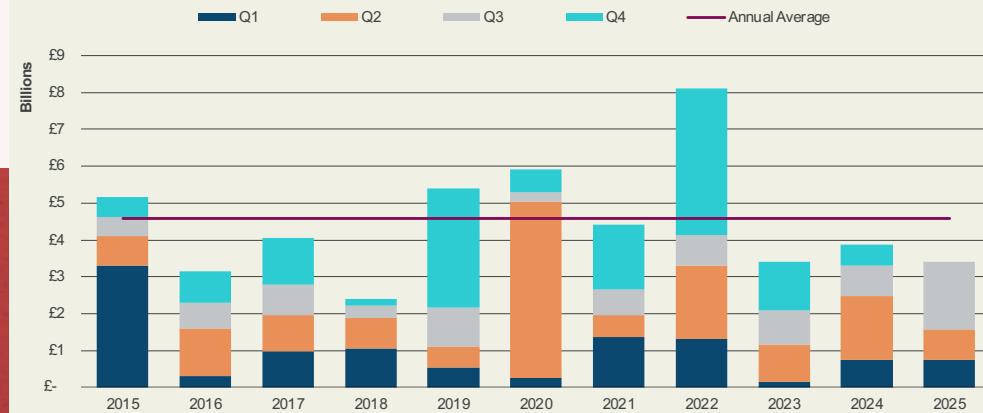


Alternate Use: PBSA

- Purpose-built student accommodation continues to attract strong interest, with £1.6 billion invested across the UK in the first half of 2025, including £830 million in Q2. Investor confidence remains focused on well-located, high-quality schemes in cities with world-class universities and strong transport connections.
- Student demand in London continues to grow, supported by rising domestic and international applications. With limited modern stock and increasing competition for well-managed accommodation, the sector remains a key focus for institutional investors and developers alike.

UK PBSA capital flows

£, billions



Source: Knight Frank Research

- The Former Southern Railway Stables site offers an excellent Zone 2 location for a student-led concept, close to London Bridge, Bermondsey and Canada Water, and within easy reach of King's College London, London South Bank University and Goldsmiths. The site also sits opposite the Great Court development, which will deliver 250 student beds, further strengthening the area's appeal for student living.
- The site's layout and character suit PBSA development, offering scope for landscaped courtyards, shared amenities and active ground-floor uses. Its excellent transport links and proximity to major universities make it a compelling opportunity for high-quality student living.

Further Information



Aerial View of the site looking East

Tenure

The property is held freehold under title numbers SGL391984 and TGL204594. Copies of the Land Registry documents can be found in the [data room](#).

Local Authority

London Borough of Southwark.

Inspection

The property may only be inspected prior to appointment through the vendor's joint selling agents, Knight Frank LLP and Kalmars. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of Sale

Knight Frank and Kalmars welcome expressions of interest, on behalf of London Borough of Southwark, for the disposal of the land.

VAT

The site is elected for VAT.

Other Information

Please see the dedicated website for the following information:

- Site Plan
- Title Documentation
- Surveys
- Feasibility Study
- CGI Images

Data Room

Please visit: <https://kalmarscrm.agencypilot.com/propertyview/PropertyDataRoom/8532/Old-Southern-Railway-Stables-St-James-s-Road-London-Greater-London-SE1-5US>



Site Plan

Contact Us

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