

45 THE VINEYARD

RICHMOND UPON THAMES

TW10 6AS

A UNIQUE FREEHOLD DEVELOPMENT
OPPORTUNITY IN A PRIME SOUTH
WEST LONDON LOCATION

CUSHMAN & WAKEFIELD IS DELIGHTED TO PRESENT THIS UNIQUE REDEVELOPMENT OPPORTUNITY, WITH PLANNING CONSENT TO PROVIDE THREE SUBSTANTIAL PROPERTIES IN A PRIME SOUTH WEST LONDON LOCATION.

EXECUTIVE SUMMARY

First time on the market in 30 years offering an opportunity to acquire a unique asset.

The existing property comprises 8,115 sqft (754 sqm) arranged as three lettable residential units (converted through Permitted Development) with a part-covered yard of c. 2,200 sqft (204 sqm).

The site benefits from various planning consents most recently (REF 19/0954), granted on 15th May 2019 and implemented, for partial demolition and extension of the existing buildings to provide 3 substantial, 4 bedroom residential houses totalling 12,874 sqft (1,195 sqm) GIA.

The existing asset also offers excellent potential for conversion and re-development and for a variety of alternative uses subject to obtaining the necessary consents, having been previously used as offices and artist studios.

Located outside of the Richmond upon Thames Article 4 Direction.

The property is located 0.5 miles from Richmond Station and less than a mile from Richmond Park (13 min walk).

From Richmond Station there is excellent connectivity into central London via the District Line Underground service or South Western Railway services to Waterloo and the southwest and the Overground to Stratford.

Offers are invited for the Freehold interest on an unconditional basis.

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Outline for indicative purposes only.

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RICHMOND PARK

THOMAS'S COLLEGE

RICHMOND HILL

PETERSHAM MEADOWS

RIVER THAMES

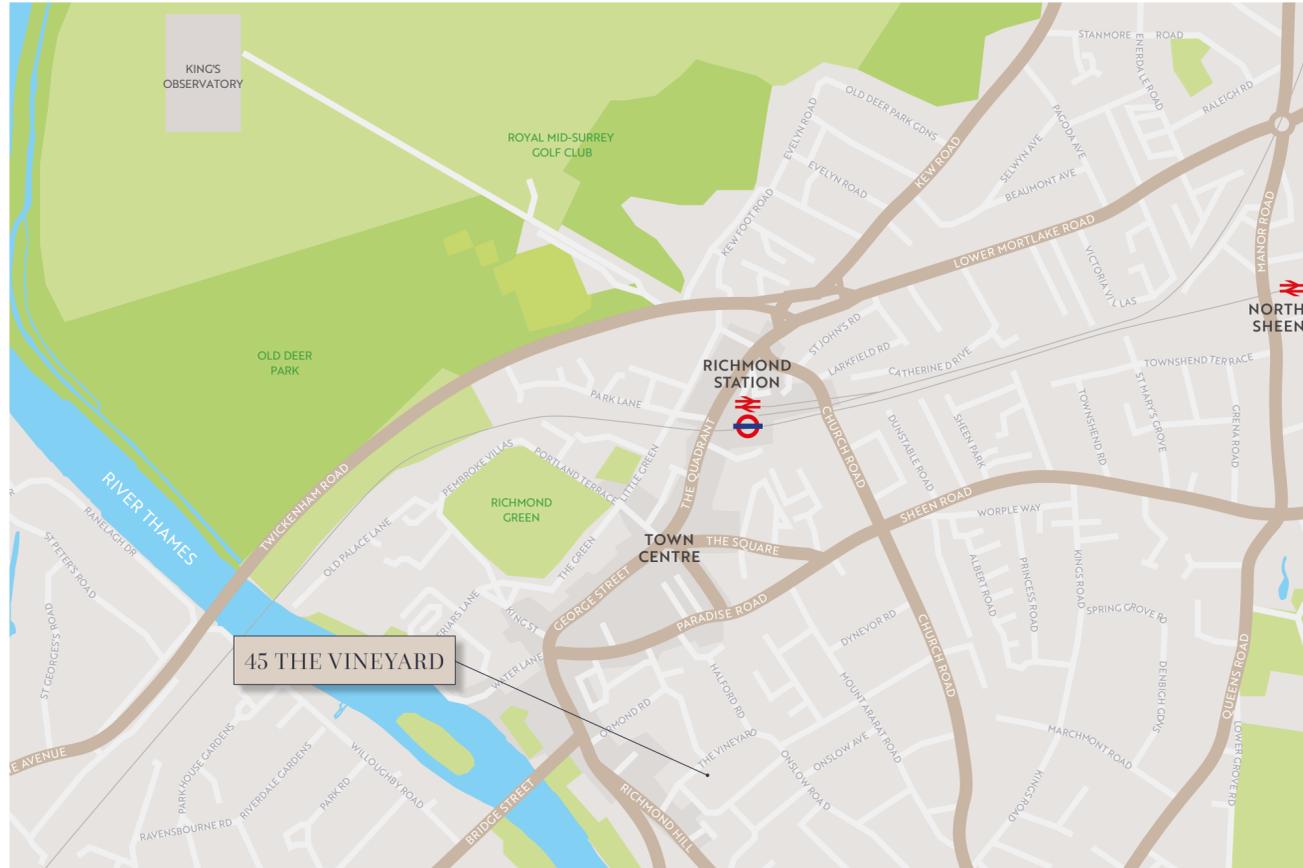
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A UNIQUE FREEHOLD DEVELOPMENT OPPORTUNITY IN A PRIME SOUTH WEST LONDON LOCATION

AN AFFLUENT SOUTH WEST LONDON RIVERSIDE SUBURB RICH IN HERITAGE AND GREEN OPEN SPACE



LOCATION

The Property is located at 45 The Vineyard, a prime residential location in the London Borough of Richmond Upon Thames. The opportunity is situated approximately 300m from the centre of Richmond, 0.5 miles from Richmond Station.

Richmond Park is situated 0.6 miles to the south of the Property while the River Thames and its waterfront amenities are only 0.4 miles to the west.

The Vineyard is one of the area's most sought after addresses, blending historic character with the charm of village style living. Lined with elegant Georgian and Victorian Style homes, the street is immediately bound by Onslow Road to the south west, Grosvenor Road to the north and Mount Ararat Road to the north east, all of which continue the village style feel of the neighbourhood.



BY ROAD



Kew	1.7 miles	2.7km
Clapham Junction	6.5 miles	10.4km
Central London	9 miles	14km
Waterloo	10 miles	16km
Guildford	29 miles	46km
Reading	32.8 miles	52.7km



The Royal Borough of Richmond Upon Thames is one of London's most prosperous areas, with house prices sitting significantly above the London average. Accessibility to Central London, abundance of green space and riverside amenities make Richmond one of the most sought-after locations in London to both visit and live.

Richmond boasts a wide variety of good quality local schools, including 59 state schools and 20 independent schools. 60% of these have received a recent Ofsted rating of 'Good' or 'Outstanding', including Grey Court School, Orleans Park School, Waldegrave School and St Elizabeth's Catholic Primary School.

Richmond also has a thriving commercial presence acting as a strong employment hub, with the headquarters of eBay UK Ltd, PayPal UK Ltd, SERCO and Sterling Insurance Group located in the Borough.

The Borough is well located, close to Roehampton University and home to The American International University in London and St Mary's University, Twickenham.

DEMOGRAPHICS (The Royal Borough of Richmond Upon Thames)



195,315
Total Population
(Richmond Upon Thames)



68.3%
Higher Education or Equivalent
(Richmond Upon Thames)



3.4%
Unemployment Rate
(Richmond Upon Thames)



42.8%
Professional Occupations
(Richmond Upon Thames)

CONNECTIVITY

The Property benefits from several transport hubs providing excellent connectivity to central London, the west and the south of England.



ROAD



45 The Vineyard is situated on a quiet residential street which is accessed from the Riverside to the west via Hill Rise (B231), from the centre of Richmond via Paradise Road (A307) and from the east via Church Road (B322).

The opportunity benefits from excellent road links, with the A316 heading northeast into West London and southwest through Twickenham towards the M3 and M25. With Richmond Bus Station c. 0.3 miles to the northwest, there are a multitude of bus links towards Central London and the west.

By Road from The Vinyard:

Destination	Train line	Time
Hammersmith	District Line	20 minutes
Victoria	District Line	34 minutes
Monument	District Line	45 minutes
Clapham Junction	South Western	9 minutes
Waterloo	South Western	22 minutes
Virginia Water	South Western	27 minutes
Windsor & Eton Riverside	South Western	35 minutes
Ascot	South Western	38 minutes

Source: Google Maps

RAIL



Richmond train station is located c. 0.5 miles to the north of the property, benefitting from District Line Underground services heading east to Upminster. The station is also on the South Western Railway Line with frequent and direct services to London Waterloo, Windsor and Reading plus Overground services to Stratford.

Popular direct routes from Richmond station are as follows:

Destination	Distance	Time
Central London	9.5 miles (15.2km)	c. 40 minutes
Heathrow Airport	9.7 miles (15.6km)	c. 35 minutes
M4	4.1 miles (6.5km)	c. 22 minutes
M3	7 miles (11.2km)	c. 24 minutes
M25	13.5 miles (21.7km)	c. 40 minutes
Windsor	20.4 miles (32.8km)	c. 39 minutes
Guildford	29 miles (46.6km)	c. 53 minutes

Fastest routes, info from Google Maps

AIR



Heathrow Airport is located c.9.7 miles to the west of the property (28-minute drive), which provides regular national and international flights. Heathrow Airport is a c. 28-minute drive from the Vineyard or can be accessed via direct bus route.

Gatwick Airport is located c. 30 miles to the south of the site (1 hour 7-minute drive) from the site or can be accessed in c. 1 hour 10 minutes via South Western and Southern Railway Services.





For indicative purposes only.

WTW Ref: sticks.beside.rocks

DESCRIPTION

SITE DESCRIPTION

The Property comprises land held under Freehold title number TGL131488, extending to approximately 0.17 acres (0.06 hectares). The opportunity was originally a coach house with stables which has since been used as an engineering factory, office and art studios and most recently altered to accommodate three renovated units, "45, 45a & 45b" The Vineyard.

The property is occupied under three AST (Assured Shorthold Tenancies) to a single occupier for a total of £78,000 per annum.

All of the ASTs are currently periodic and holding over. They are subject to a mutual break clause of one periodic month notice on 45b and Section 21 notices on the other two units.

PLANNING HISTORY

The proposed scheme refers to planning application (19/0954/VRC) which gained full consent on 19th October 2019 for the partial demolition of an existing building and the creation of 3 new dwelling houses.

The conditions within the consent predominantly relate to the preservation of character and appearance of the area:

- ~ Preservation of the character of the 19th Century Building of Townscape Merit, in line with the St Matthias Conservation area and of the National Planning Policy Framework.
- ~ In terms of both preservation of heritage and loss of light, the proposed development is not to be higher than the boundary walls of the existing building.
- ~ In the interest of adjoining properties and the occupiers in the area, over half of the facade must be retained.

Please refer to the data room at 45thevineyard.com for the full planning history.



ALTERNATIVE USES

With its vicinity to the town centre and to Richmond Park, we believe the property could be of interest to a variety of different owner occupiers with different uses in mind now that the bulk and massing precedent on the site has been set and the nature of the existing and previous uses.

PROPOSED ELEVATIONS

FRONT ELEVATION



Computer Generated Image.

The layout and scale of the proposed development preserves the existing appearance of the Property. With the site lying in the St Matthias conservation area, and being a Building of Townscape Merit, the elevations of the original coach house and dwelling house are retained, with enhancements to the façade. The stable building (45a) is to be demolished and reconstructed following the scale and proportion of the existing building.



Computer Generated Image.

CONSENTED DEVELOPMENT

The proposed development received full planning consent in October 2019 (19/0954/VRC) and was implemented by the vendor and presents the opportunity to provide three substantial residential units at 45, 45a and 45b The Vineyard. A certificate of lawful use for development is available and the CIL has been paid by the vendor.

Unit	Description	SQM	SQFT	Terrace SQM	Terrace SQFT
45b	Residential unit behind the original façade of the coach house.	402	4,327	25	269
45	Residential unit behind the original façade of the dwelling house.	326	3,509	12	129
45a	Residential unit with new build façade similar to the original stables.	468	5,038	23	248
		1,196	12,874	60	646

PROPOSED FLOORPLANS

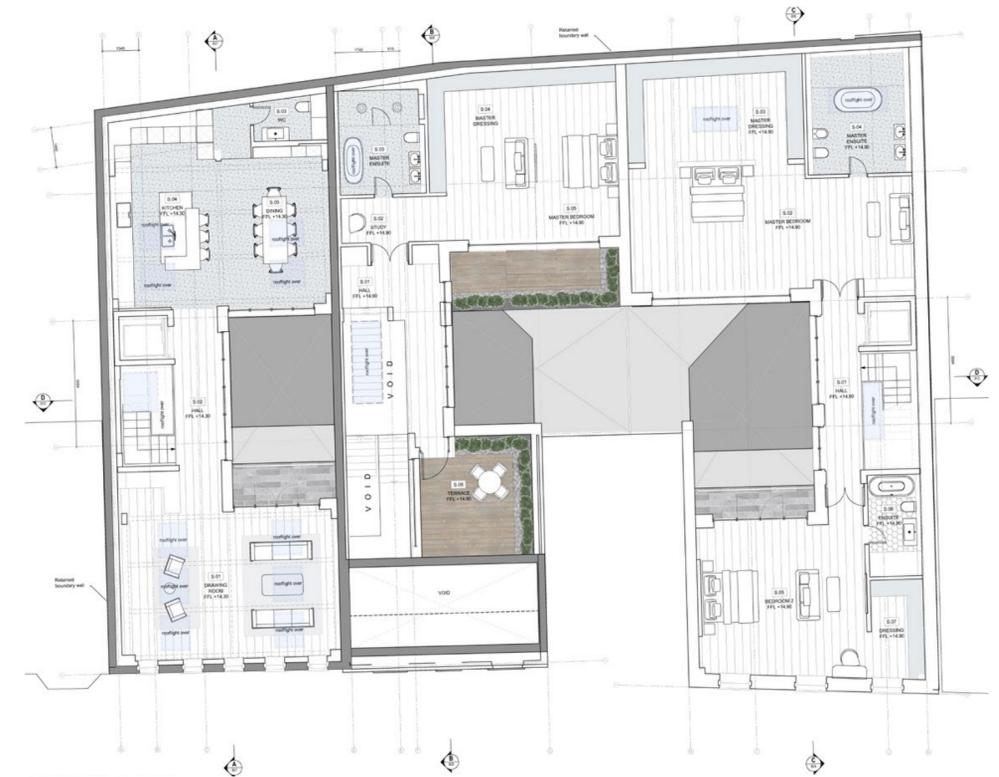
Ground Floor Unit
(left to right 45b, 45, 45a)



First Floor Unit
(left to right 45b, 45, 45a)



Second Floor Unit
(left to right 45b, 45, 45a)



Computer Generated Image.

A summary of the Consented Scheme is provided below:

- ~ Each of the three units will be arranged over three floors, providing four bedrooms per property.
- ~ The Victorian elevations of the former coach house (45b) and dwelling house (45) will be retained. The stable building (45a) will be demolished and reconstructed following the style of the neighbouring units and the proportions of the original building.
- ~ Each house contains a private courtyard. Part of the existing central courtyard is retained for car parking and the site has the right to three on-street parking permits.
- ~ Both 45a and 45b are DDA compliant and have lift access to all three floors.

SUSTAINABILITY

The objective of the consented scheme is to achieve high-quality sustainable residential accommodation.

Where possible materials from any demolition will be reused and recycled in the construction of the properties.

The roofs of the three units are provided with photovoltaic panels.

100% energy efficiency lighting and high efficiency condensing boilers are proposed to further optimise the properties' energy use.



FURTHER INFORMATION

A comprehensive information pack has been compiled to assist purchasers in formulating their offers for the site. Information includes:

- ~ LEGAL PACK AND SEARCHES
- ~ PLANNING INFORMATION
- ~ TECHNICAL INFORMATION

This due diligence information can be accessed via a secure registration at: 45thevineyard.com

VAT

Election to waive exemption from 06/07/2004.

AML

Any successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

EPC

EPC rating of D (45a and 45b).

VIEWINGS

Site visits can be arranged by appointment only with the retained agents. Please contact a member of the team for availability.

PROPOSAL

Unconditional offers are invited for the Freehold interest

CONTACTS

For further information please contact the selling agents below:

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