



Holcombe House & The MIL building
Mill Hill, London NW7

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Holcombe House & The MIL Building

Mill Hill, London NW7

On the instructions of the Missionary Institute London

Mill Hill Broadway ½ mile, Central London (Marble Arch) 10 miles

A1/M1 (Junction 2) 1.4 miles, Heathrow Airport 14 miles.

(Distances approximate only)

A substantial Grade II* Listed building with former Missionary training college attached, in a highly sought after residential location with views south west over London.

Holcombe House and the MIL Building would be suitable for continued residential and institutional uses. Alternative uses or re-development for both or either buildings are subject to obtaining the necessary consents.

The property is available for sale freehold as a whole or as two lots as follows:

Lot 1 - Holcombe House

Lot 2 - The MIL Building

Buildings in all about 3,499 sq m (37,663 sq.ft)

Site area in all about 1.52 hectares (3.76 acres)

For sale freehold with vacant possession

Location/Communications

Holcombe House and the MIL Building, a former Missionary training college, are situated on The Ridgeway, Mill Hill, in the London Borough of Barnet. Central London (Marble Arch) is approximately 10 miles to the South.

Communications are excellent with Mill Hill Broadway being the closest main line train station around ½ mile away, which provides a frequent service into Kings Cross station. Mill Hill East and Edgware underground stations are each around 1½ miles away, which provide a service on the Northern line. The national motorway network can be accessed from the A1 and M1 (Junction 2) which is approximately 2 miles away. Heathrow and Stanstead airports are 14 and 28 miles away respectively.



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Historical Information

Holcombe House is a stuccoed villa designed in 1775 by John Johnson for John William Anderson (d. 1813), afterwards Lord Mayor of London and a baronet. The interior contains some elaborate late-18th-century plaster work and a staircase with a wrought-iron balustrade. A domed Grecian temple in the grounds was demolished soon after the Second World War. The property has been used for ancillary residential purposes by the missionaries to the training centre.

The Missionary Institute London was established in 1967 and in 1977 the College opened to provide training and degree courses for students, many of whom later went on to be ordained. The centre is made up of 7 missionary societies many of which are based abroad, and is affiliated with the University of Middlesex and the University of Leuven in Belgium.

In recent years, numbers have dwindled at the centre as more and more candidates carry out their missionary studies in the countries they will be ultimately carrying out their duties.

For Sale Freehold

Holcombe House and the MIL Building are located in an elevated position within grounds of 1.52 hectares / 3.76 acres. The buildings extend to 3,499 sq m (37,663 sq ft) the extent of which is shown on the floorplans overleaf.

The property now provides an exceptional opportunity to the market, being suitable for residential, institutional or alternatives uses, subject to obtaining the necessary consents.

The property is available for sale as a whole or as 2 lots as follows:

Lot 1: Holcombe House - Shaded red on the plan. Built in 1778, a Grade II* Listed stuccoed villa with extensive bedrooms and entertaining space. It extends to approximately 961 sq m (10,344 sq ft) in size over 4 floors, in grounds of approximately 0.608 hectares (1.502 acres).

Lot 2: The MIL Building - Shaded yellow on the plan. Around 2,538 sq m (27,319 sq ft) of accommodation, made up of teaching rooms, offices, a chapel, library and theatre hall. It's grounds extend to approximately 0.917 hectares (2.265 acres). The MIL Building should also be considered Grade II* Listed as a result of the physical link between the two buildings.

Title & Tenure

The freehold title to this land is registered at the Land

Registry with absolute title under title number NGL324639. Vacant possession will be provided upon completion. There is a pedestrian right of way (marked blue on the enclosed plan) to a small graveyard belonging to the neighbouring convent, which has been shaded brown on the enclosed plan. The burial ground is excluded from the grounds for sale, and iron railings are to be erected around it.

Further information on the title can be obtained from visiting www.inst.knightfrank.com/view/mil where the title documents are available for inspection or from the vendor's solicitors: Trowers & Hamlins, Sceptre Court, 40 Tower Hill, London EC3N 4DX. Contact: Katharine Kennedy, tel. 0207 423 8000 fax: 0207 423 8001 E mail: kkennedy@trowers.com





General remarks and Stipulations

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment are excluded from the sale but some may be available by separate negotiation.

Services

Water: Mains. Electricity: Mains. Drainage: Mains.
Gas: Mains. It is the responsibility of the purchaser to ensure that services are available and adequate for the future use/development of property.

Planning

Holcombe House is a Grade II* Listed building comprising of two principal buildings, the original 1778 house and

an associated teaching block. We consider the lawful use of the teaching block to fall within Class D1 'non-residential institutions' of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The lawful use of Holcombe House itself could be formalised with the Local Authority through either a planning application for a change of use or by applying for a Certificate of Lawful Existing Use and Development (CLEUD). A case could be put to the Council that the lawful use of Holcombe House, based upon its historical development and recent occupation, is a Class C3 'residential dwelling house'.

In relation to the use of the teaching block, the Council are likely to support a residential use, community use or residential institutional use although necessary planning

consents will be required.

Due to the site's location in a Conservation Area and the Grade II* listing of Holcombe House and the MIL Building, the Borough Council are likely to resist any form of new build development.

Statutory Authority

London Borough of Barnet, The Town Hall.

The Burroughs, Hendon. NW4 4BG Tel: 020 8359 2277.

Fax: 020 8359 2197 Email: first.contact@barnet.gov.uk

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser shall be deemed to be satisfied as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it, becomes chargeable for the purpose of VAT, such tax will be payable by the purchaser.

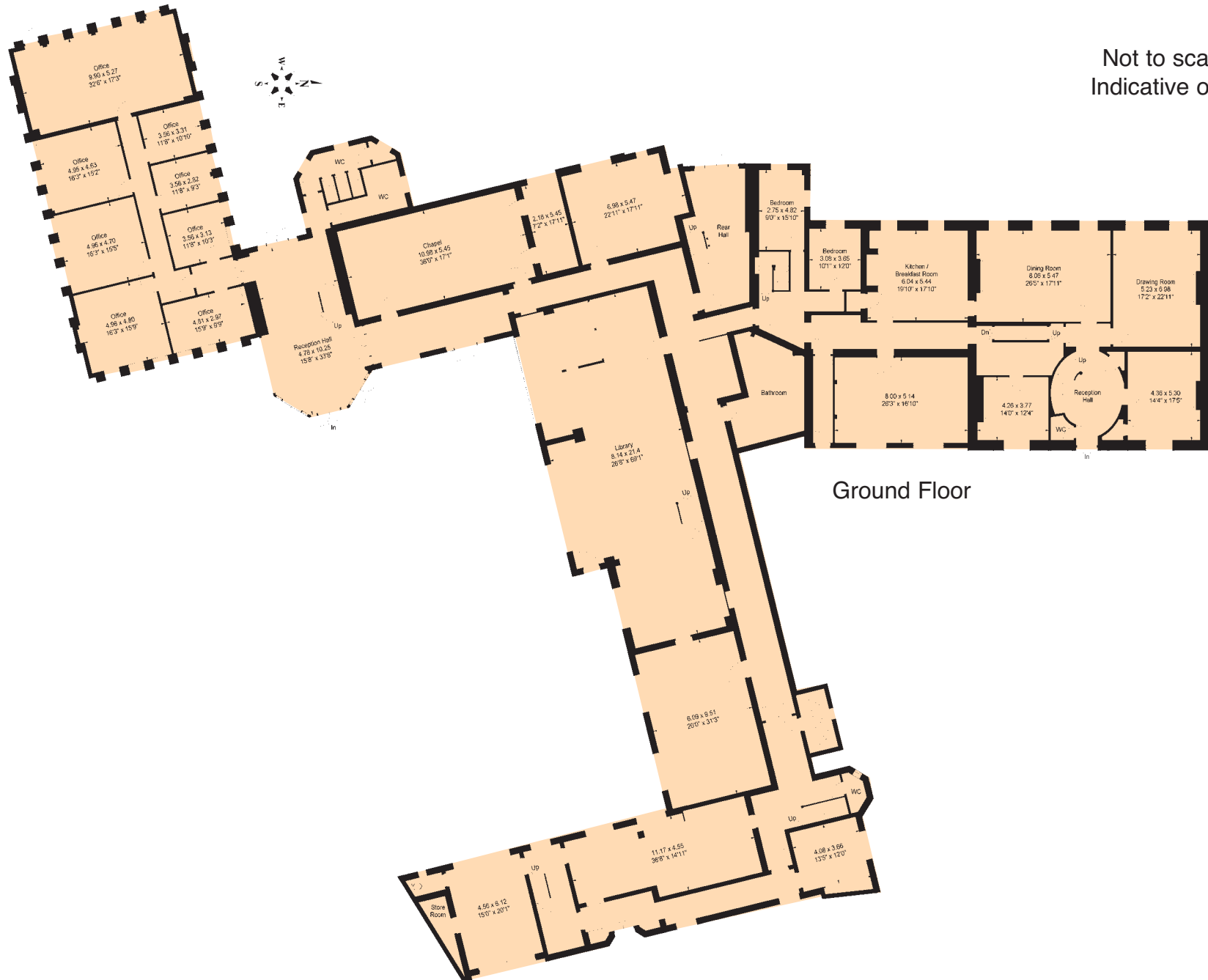
Further information

Further information on the property is available including planning and title information. This information is available from the website www.inst.knightfrank.com/view/mil. Should you wish to discuss the property in further detail please contact Alex Stanford-Tuck Tel 020 7173 4955 or e mail alex.stanford-tuck@knightfrank.com or Morgan Cole Tel 020 7173 4926 or email morgan.cole@knightfrank.com.

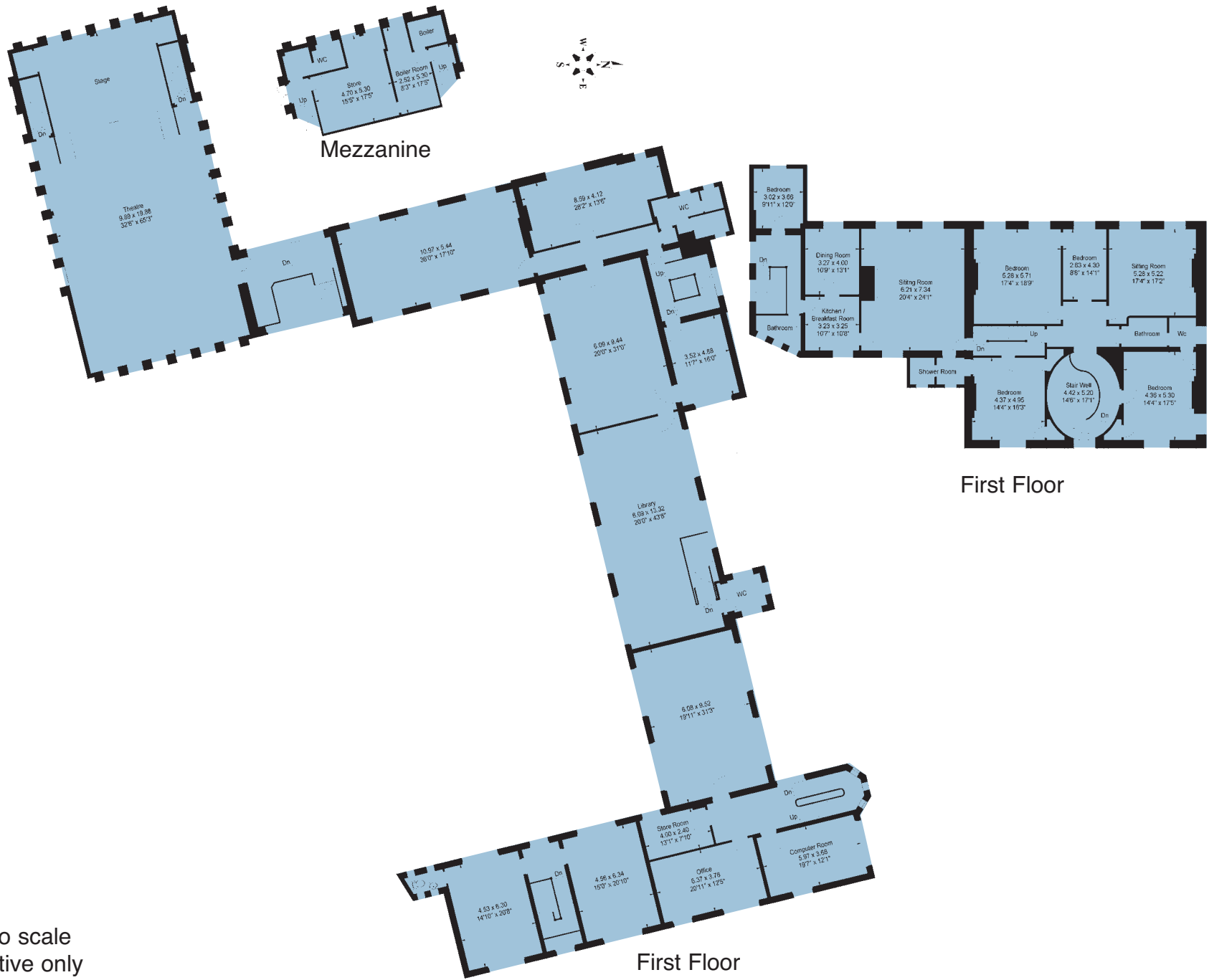




Not to scale
Indicative only



Ground Floor

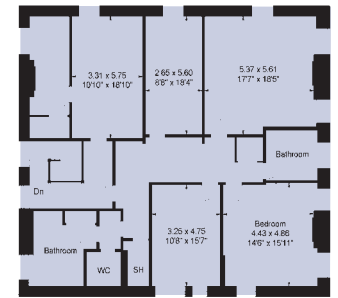
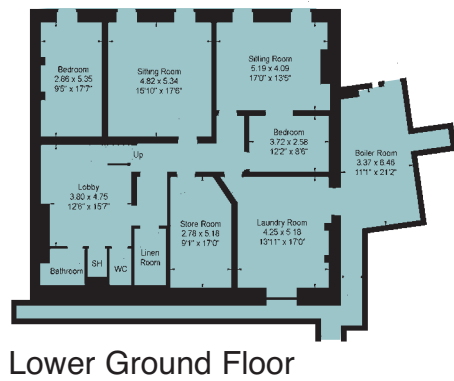
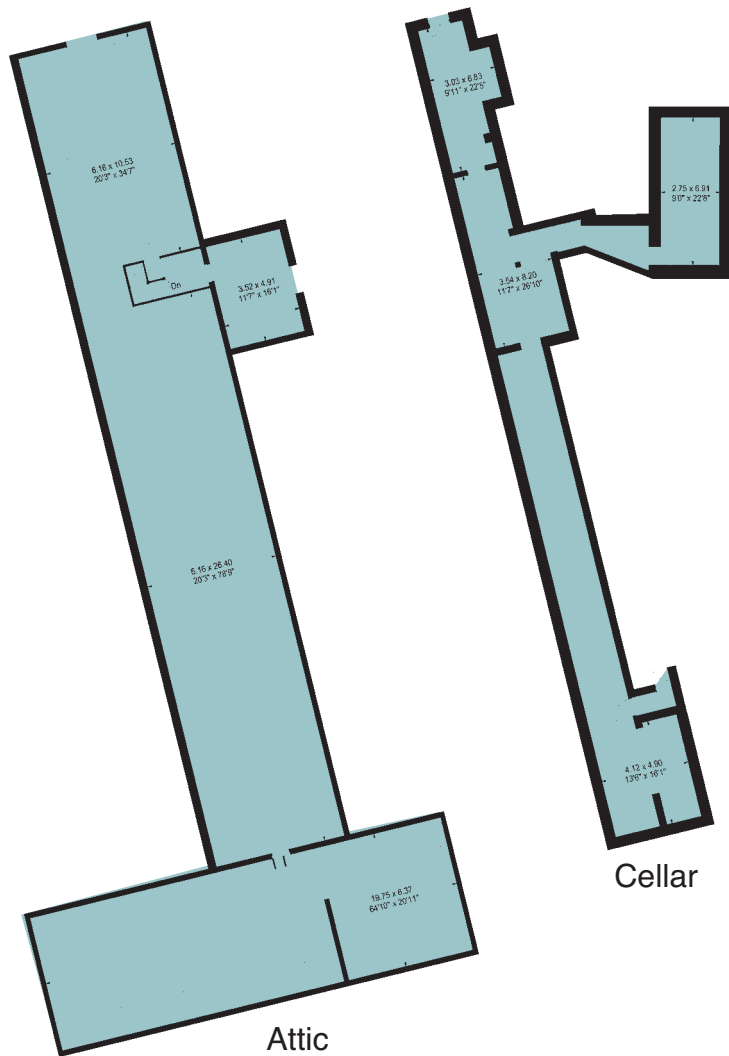


Mezzanine

First Floor

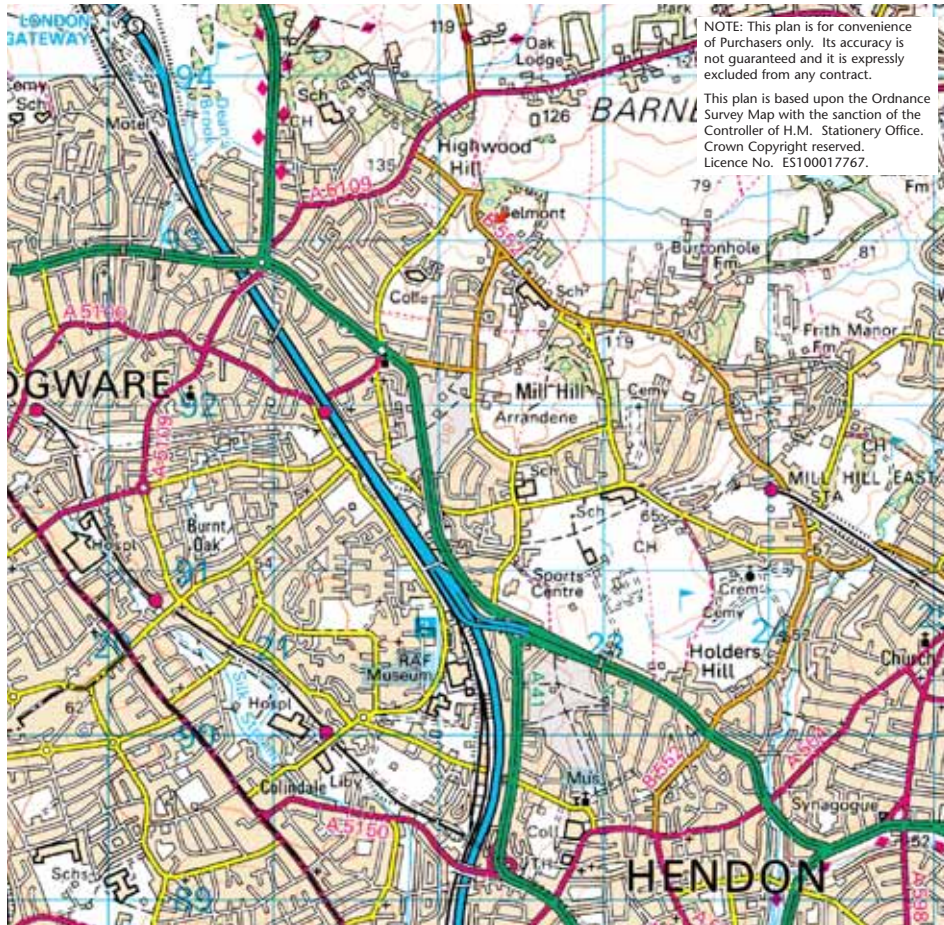
First Floor

Not to scale
Indicative only



Second Floor

Not to scale
Indicative only



NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. Licence No. ES100017767.

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