

Downshire House
Roehampton Lane, London SW15



Downshire House
Middlesex College
London SW15

**Knight
Frank**





Downshire House

Roehampton Lane, London SW15

Viewing by appointment only
(EVC/ 202431/366)

- Richmond 2 miles
- Wandsworth Town 2 miles
- Kingston upon Thames 2 miles
- Central London 8 miles
- A3 1/2 mile
- M25 (Junction 10) 14 miles
- Heathrow Airport 16 miles

(Distances approx.)



An important Georgian Grade II* listed property currently used as educational establishment.

Particularly suitable for continued educational uses or other D1 (non-residential institutional) uses or B1 (office) subject to obtaining necessary consents.

Buildings: Approx. 850.03 sq. m (9,150 sq ft), (gross internal area).

Land: Approx. 1 hectare (2.5 acres).

For sale by informal tender. Freehold with vacant possession.

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www.primelocation.com

“These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text”

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Location/Communications

Downshire House is situated in Roehampton in the London Borough of Wandsworth. To the south of the property is Garnett College and to the north/north west is the Alton Estate and housing. On the opposite side of the road from the property is Queen Mary's Hospital.

Richmond is about 2 miles to the west and Kingston upon Thames is about 2 miles to the south west. Central London (Marble Arch) is about 8 miles to the north.

The property fronts onto Roehampton Lane (A306) which provides a link between the South Circular Road A205 to the north of the property, and the A3 which links with the M25 at junction 10 and thus linking with the national motorway network.

Mainline trains run from Barnes (the nearest overland station) to Waterloo with an average journey time of about 20 minutes and all trains stop at Clapham Junction. Buses from Barnes station run frequently to just outside the property with the journey taking approximately 5 minutes. The property is also accessible by tube via the District line from Putney Bridge, and the District, Piccadilly or Hammersmith and City line from Hammersmith both of which are about 15 minutes by bus from the property. Heathrow Airport is about 16 miles.

Plans overleaf denote the position of the property and its environs.

Historic Note

Downshire House has an interesting history with a number of owners and uses since it was built in the middle of the 18th Century when commissioned by the second Marquess of Downshire. In 1742 Downshire House was the home of Sir Joseph Yorke and his son Philip who was later the 1st Earl of Hardwick. The house later passed to Lady Robert Bertie who lived there until 1806 and she subsequently bequeathed the property to her grand-niece Mary, Marchioness of Downshire who was in residence until 1836. The house received its present name from her ownership. In 1848 David Barclay took over the occupation and in 1900 the house is registered as being occupied by Lt Col William Jon Bosworth and Henry Alfred Stern in 1900. From circa 1912-1920 the house was owned by Sir Stephen Gatty while a Miss Faith Moore was recorded as the occupier from 1921 to 1928, until the house passed over to Lady Hudson in 1932. During the war the house was required by Wandsworth County Council for housing needs. In 1948 the LCC proposed that they purchase Downshire House and the grounds for incorporation in a new housing scheme but this did not occur until 1954. In 1963 Garnett College took over the occupation of the house and in 1965 part of the grounds were incorporated in an extension of the Alton Estate. The property has been in educational use since that time and in 1999 it was acquired by Study Group International (SGI) the vendors.

SGI are relocating their students to a new purpose built campus in Greenwich and hence the property will be surplus to requirements.

Downshire House

Downshire House is a most attractive property which is listed as a building of special architectural and historic interest Grade II *. The property retains many attractive period features and externally has brown brick elevations with sash windows and internally there are some beautiful fireplaces, tiled floors, panelled doors and attractive ceiling cornices and plaster mouldings.

The property is currently used as a language school and the accommodation is arranged over a ground and two upper floors and extends to classrooms and offices together with male and female cloakrooms and a small kitchen. There is also a cellar/basement. All of the classrooms benefit from good natural light and are well proportioned.

Discussions regarding the potential for alternative uses and development have taken place with Wandsworth Borough Council Planning Officers as detailed below under the heading 'Town and Country Planning'. In summary the property is suitable for continued educational use which falls within Class D1 of the Town and Country Planning Use Classes Order (non residential institutional) or other D1 uses such as medical or health services, nursery or day centre, display of works of art, museum, library, public or exhibition hall, religious worship or instruction. Planning permission would not be required for these uses however any works to the building effecting the special interest will require separate listed building consent and potentially planning permission.

Floor Areas

Floor Areas	Gross Internal	Gross Internal	Net internal	Net internal
	Sq m	Sq ft	Sq m	Sq ft
Total	850	9,150	699.53	7530

Outside

Downshire House is set in mature grounds which extend to about 1.01 hectares (2.517 acres) and the site plan overleaf denotes the extent of the property.

There is a tarmac car park for about 18 cars and the balance of the grounds are laid to lawn with some fine mature trees and hedges (some of which are subject to Tree Preservation Orders).

Within the grounds is a sculpture known as 'The Watchers' by Lynn Chadwick 1963. This imposing bronze of 3 figures is 7ft high and is based on Chadwick's interpretation of the fear associated with the Orwellian 'Big Brother'. The sculpture is separately listed Grade II.

To the north of the house are the remains of a formal garden with an ornamental wall with a balustrade and a garden pavilion. A pair of wrought iron gates are attached to the north wall of Downshire House and alongside the formal gardens. The gates are separately listed Grade II.

Access

Vehicular access to the property is via a barrier controlled entrance at the south eastern corner of the site, which leads immediately into the car park. There are 2 pedestrian accesses from Roehampton Lane; one leads directly to the front door of the building, and the second is via a shared pathway with Garnett College outside the southern boundary.

Title & Tenure

Title

The property is freehold registered at HM Land Registry under title number TGL 159844 and with Title absolute.

Tenure

Vacant possession will be available upon completion which will not be before 31st December 2004.

Restrictive Covenants and Other Restrictions

The owner of the property is responsible for maintaining the southern boundary.

Easements, Wayleaves, Servitudes, Rights of Way.

The property is offered (as appropriate) subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title, together with rights of way either public or private, all wayleaves, easements and other rights of way whether these are specifically referred to or not. Specifically the adjoining property to the south has a right of way over a small area tinted blue on the plan overleaf. The property enjoys a right of access, in case of emergency, over the driveway coloured yellow.

Further Information on Title/Vendor's Solicitors

If you require a copy of the title documents please contact Knight Frank LLP or the vendor's solicitors: Reed Smith LLP, Minerva House, 5 Montague Close, London SE1 9BB. Tel 020 7403 2900, fax 020 7403 4221. Contact: Lawrence Radley, e mail: lradley@reedsmith.com

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

Local Authority

London Borough of Wandsworth, Wandsworth Town Hall, Wandsworth High Street, London, SW18 2PU. Tel 020 8871 6000

Town & Country Planning

Existing Use

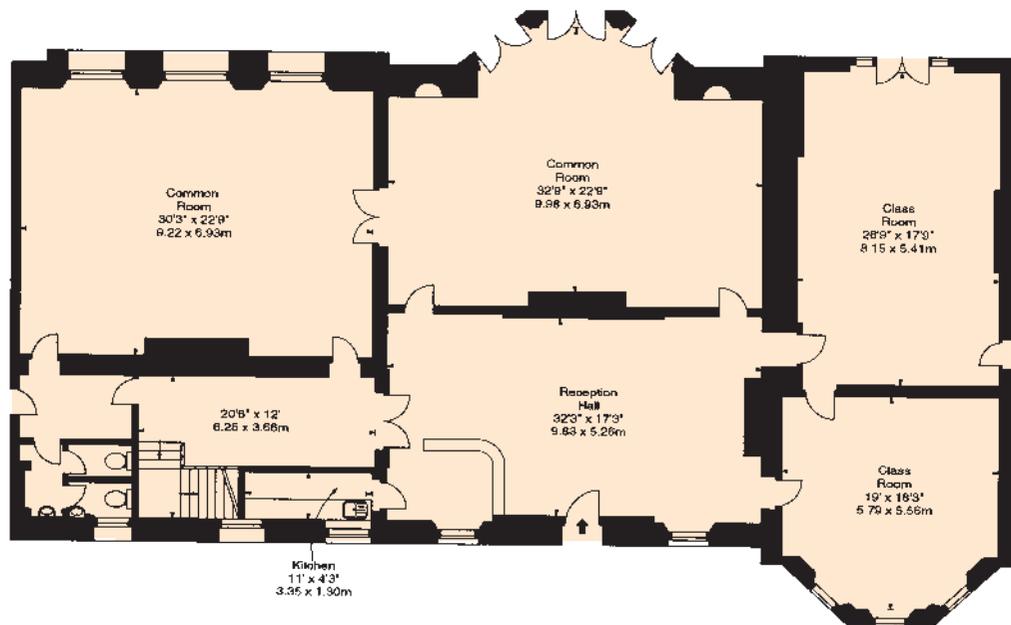
The lawful use is considered by the planning authority to be for educational purposes within Class D1 (non residential institutions). This use class also includes medical or health services, nursery or day centre, education, display of works of art, museum, library, public or exhibition hall, religious worship or instruction. Planning permission would not be required for these uses, however any works may require separate listed building consent and planning permission as outlined above.



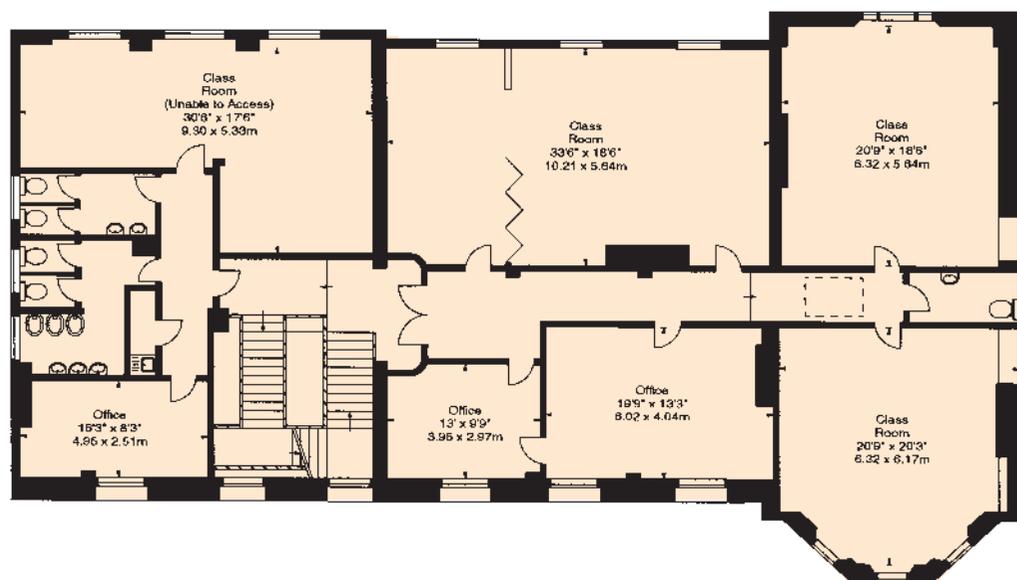


Approx. Gross Internal Area *
9150 Ft² - 850.03 M²
Approx. Net Internal Area *
7530 Ft² - 699.53 M²

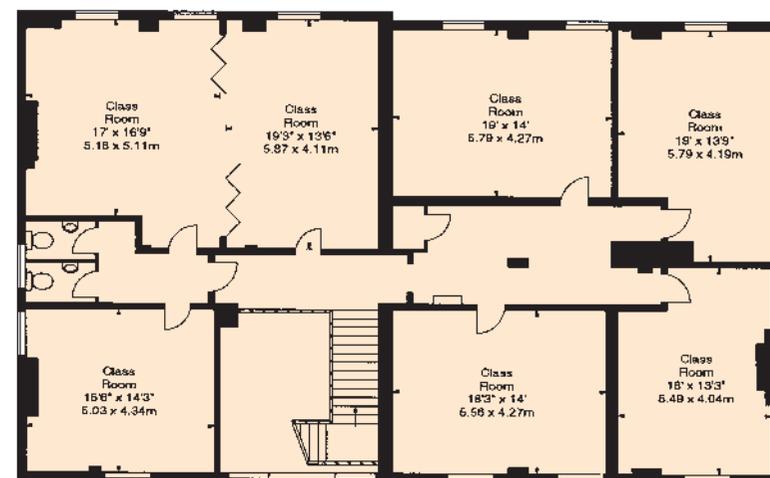
Plans not to scale for
indicative purposes only.



Ground Floor



First Floor



Second Floor



Ordnance Survey

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Downshire House Plan

Listing and Other Designations

Downshire House is a Grade II* listed building within a Conservation Area, and has two separately listed features within its grounds, namely a sculpture called 'The Watchers', and a pair of wrought iron gates, both Grade II.

UDP

The adopted UDP contains policies reinforcing the national policy guidance for listed buildings in PPG15. Whereas planning permission will not be required for changes of use within Class D1, any enabling works or alterations to facilitate the new use which may require either or both of planning permission and listed building consent, will be judged in the context of whether they erode or enhance features of architectural or historical interest. An office use within Class B1(a) is considered to be the most likely alternative to the existing use, which would be both acceptable in policy terms and might be accommodated without adverse impact on the qualities which underpin the building's listed status.



Because of the contribution made by the grounds to both the setting of the listed building and the listed sculpture, and to the character of the Alton conservation area, planning permission and listed building consent for development within the grounds of Downshire House is unlikely to be granted.

Planning Statement

A Planning Statement has been prepared by an independent planning consultants (Planning and Environmental Service Ltd) to inform prospective purchasers of the planning status of the property, the principal policies that apply to its use or alteration, and the informal views of both the London Borough of Wandsworth and English Heritage. A copy of this document is available upon request from Knight Frank LLP (tel. 020 7598 4008, ref EVC/EW).

Planning Note

The property is sold subject to any Development Plan, Tree Preservation Orders, Ancient Monument Orders and Town Planning Schedules or Resolutions which may be or may come into force.

Vendor's Planning Consultants

Specific enquiries in relation to planning may be directed to Planning and Environmental Services Ltd, 101A, Clifton Hill, St John's Wood, London, NW8 0JR Tel 020 7624 1055, fax 020 7372 3474. Contact Christine Robinson, e mail chris.robinson@planning-services.net

Business Rates

We are advised by the Local Authority that the subject property has been assessed for rating purposes for the year commencing 2004/2005 as follows:
Downshire House, Business Rates payable (£8,094).

VAT

The purchaser will be responsible for paying any VAT which is payable.

Method of Sale

Financial Offers required:

Preferred Bid: A bid, made subject to contract only (and survey if required).

Alternative/Additional Bid: Prospective purchasers may submit a bid in addition on an alternative basis e.g. subject to planning permission.

Tender Procedure

Timetable for Submission of Bids

The date that had been set for the receipt of 'best bids' for the site, on the bases set out above is detailed in the covering letter accompanying this brochure.

Venue

Bids should be delivered by post, fax or by personal delivery to the offices of the vendor's sole agent Knight Frank LLP as follows: FAO: Emma Cleugh, Knight Frank LLP, Granville House, 132 Sloane Street, London SW1X 9AX. Fax. 020 7598 4001. Please telephone Knight Frank on 020 7598 4011/4008 to confirm receipt of any faxed offers.

Identification

All bids should be sealed and marked 'Sealed bid for Downshire House-do not open until 12 noon' in the top left hand corner of the envelope/fax cover sheet.

Opening Procedure

All bids received in accordance with the conditions above will be opened by the vendor, their legal advisors and Knight Frank LLP.

Purchaser's Notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Additional Information Required

Within the offer letter, bidders will be required to provide the following additional information.

Legal Advisors: Contact details of the solicitors who will be acting in the purchase, if the bid is acceptable.

Finance: Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.

Authority: Confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested).

Proposed Use/Scheme Details: Purchasers are requested to provide full details of their proposals (any alternative schemes), where bids are conditional upon planning or where overage is to be payable on an enhanced density.

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.

Further Remarks**Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for providing the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plans, Areas & Schedules

These are based on the 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 have satisfied himself 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.

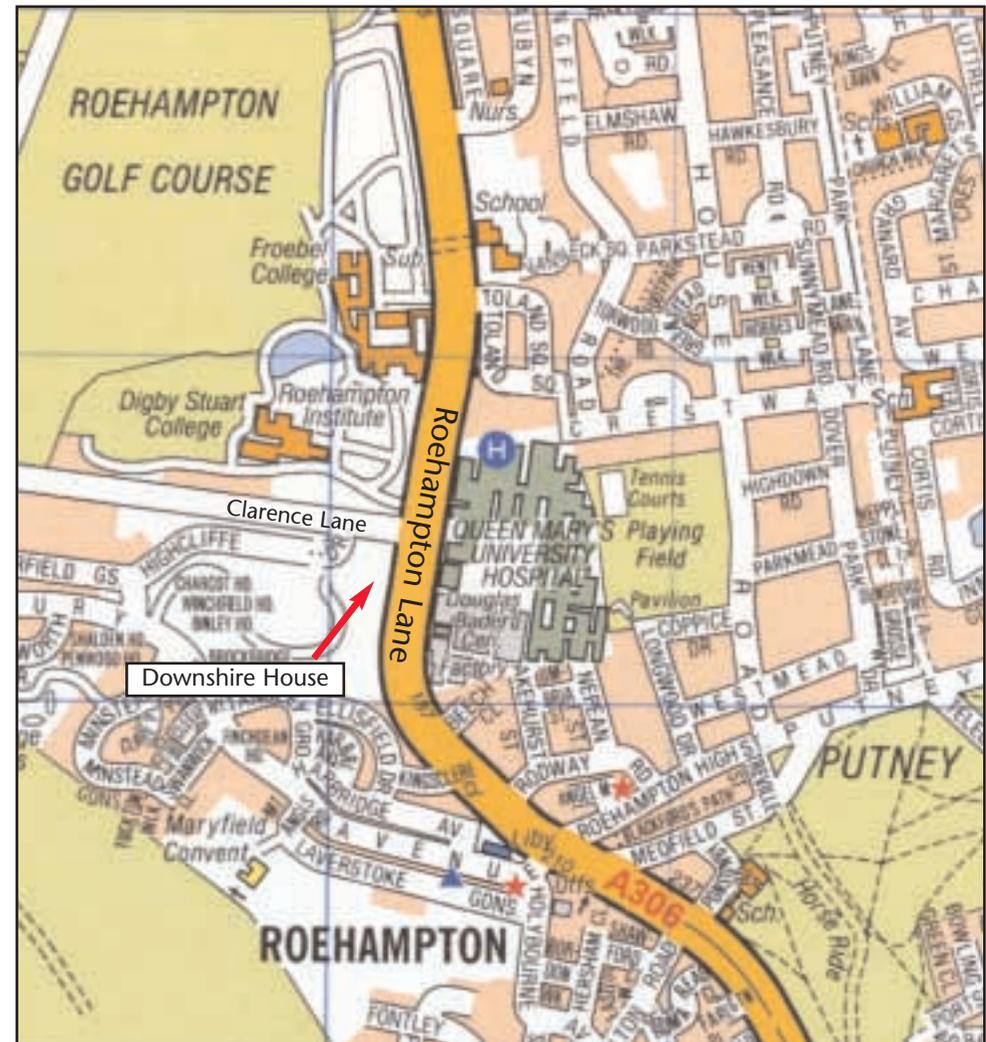
Inspection & Further Information

The property may only be inspected by prior appointment through the sole agents Knight Frank LLP.

Should you require any further information/to view the property please contact: Emma Cleugh/Evelyne Wade, Knight Frank LLP, Granville House, 132 Sloane Street, London SW1X 9AX. Tel. 020 7598 4011/4008, Fax. 020 7598 4001. E-mail: evelyne.wade@knighfrank.com

Postcode

The postcode of the property is SW15 4HT.



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.

Important Notice

1. No description or information given about the property or its value, whether written or verbal, or whether or not in these particulars ('information') may be relied upon as a statement of representation of fact. Knight Frank LLP has no authority to make any representation and accordingly, any information given is entirely without responsibility on the part of Knight Frank LLP or the vendor.
2. Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to, alterations to, or use of any part of the property, is not a statement that necessary planning, building regulations, or other consents have been obtained. These matters must be verified by intended buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given. Photographs February 2004 Particulars dated April 2004.

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