



On the instructions of the  
Salesians of Don Bosco.

**Knight  
Frank** 



ORBEL  
STREET S.W.

58-64- Orbel Street (Lot II)

# On the instructions of the Salesians of Don Bosco.

Viewing by appointment only  
(EJB/EW 203392)

**An exciting redevelopment/refurbishment opportunity. Suitable for continued non residential institutional uses (D1), residential (C3) or alternative uses, subject to obtaining the necessary consents.**

## **Lot I**

The Former Sacred Heart Primary School, Trott Street, Battersea, London, SW11.

## **Lot II**

Nos.58-64 Orbel Street, Battersea, London SW11.

## **For Sale freehold.**

Bids are invited for Lot I only or for the whole (Lots I & II ). Opportunity to participate in a 'design and build' scheme for new accommodation.

**Total site area approx: 0.177 hectares (0.44 acres)**

**Total existing built accommodation approx: 1180 sq m (12,701 sq ft)  
(Gross Internal Area)**

Knight Frank LLP  
Granville House  
132 Sloane Street  
London  
SW1X 9AX  
Tel: +44 (0) 20 7598 4000  
Fax: +44 (0) 20 7598 4001  
institutional@knightfrank.com

[www.knightfrank.com](http://www.knightfrank.com)  
[www.primelocation.com](http://www.primelocation.com)

**Knight  
Frank** 



Lot I

Note: Front cover photograph shows Lot I.

"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"

## Location

The properties are situated in Battersea within the London Borough of Wandsworth with frontage onto Orbel Street and access from Trott Street. The properties benefit from their close proximity to the River Thames, fashionable Chelsea to the north, the public open space (and recreational facilities) of Battersea Park, and the pubs, bars and restaurants of Battersea Square and Battersea High Street.

The area is generally residential in nature with Orbel Street forming part of the Three Sisters Conservation Area, a 'grid' of period Victorian cottages. Part of the school lies within the Battersea Square Conservation Area. Battersea is a popular residential address which, in recent years, has attracted a number of new residential developments including Montevetro, the Barratt Scheme at Oyster Wharf, the redevelopment of the former Prices Candle Factory as well as major schemes by St George and Wimpey.

Easy access by car into central London is afforded by Battersea Bridge with Wandsworth and the A3 (south) accessible by means of the A3205 (York Road). There are numerous bus routes and the nearest railway station is at Clapham Junction with mainline services into a number of Central London Terminals.

## Description

### a) Lot I - The Former Sacred Heart School, Trott Street, Battersea SW11

Buildings: In all about 623 sq m/6711 sq ft.

Land: In all about 0.107 hectares/0.264 acres.

Constructed in 1878, the property comprises a former primary school and is of a brick construction beneath a pitched tiled roof. The property is arranged on ground, mezzanine and first floors. Until recently the school was operational with the accommodation divided into classrooms, cloakrooms, store rooms and kitchen facilities.

The property retains many of its original and attractive period features commensurate with its age and use including, impressive floor to ceiling heights, full height sash fenestration and wooden parquet flooring.

The property has the benefit of the former enclosed playground which is gated from off Trott Street. A yard is also included which is situated to the north east of the main school building.

### b) Lot II - Nos. 58-64 Orbel Street, SW11

Buildings: In all about 557 sq m/5998 sq ft.

Land: In all about 0.070 hectares/0.173 acres.

The property comprises two pairs of Victorian cottages of a brick construction beneath pitched tiled roofs. Together with a period 2 storey former redundant commercial building. Nos. 62-64 incorporate structural bays at ground floor (on the Orbel Street elevation); by comparison the adjoining properties (Nos. 58-60) benefit from bays, at ground and first floor level. At present, Nos. 60 and 62 are linked by a single storey walk way (constructed to facilitate its previous use as a convent). There is a single storey extension to No. 64 which provides further accommodation.

Nos. 58 and 60 are in wholly residential use. Nos. 62 and 64 have been combined to provide some office accommodation at ground floor level and wholly residential accommodation on the upper floors.

In more detail, the accommodation is as follows:

#### No.58

##### Ground Floor

2 reception rooms  
kitchen

##### First Floor

2 bedrooms  
bathroom (possible bedroom 3)  
shower room and WC  
separate WC

#### No. 60

##### Ground Floor

2 reception rooms  
separate WC  
kitchen

##### First Floor

3 bedrooms  
shower/WC  
separate WC

#### Nos. 62-64

##### Ground Floor

reception room  
2 further reception rooms  
kitchen  
WC  
study  
single storey office

##### First Floor

5 bedrooms  
bathroom  
2 WC's  
shower room/WC

**Further building (redundant).**

Arranged on ground and first floors, of brick construction.

The rear garden is communal but could be readily re-designated to each of the 4 houses. Adjacent to No 58 Orbel Street is an additional yard area, affording the opportunity for further development and/or extension, subject to obtaining the necessary consents.

**Title and Tenure**

The properties are freehold and outlined in red (for identification purposes only) on the illustrated Ordnance Survey plan and are sold subject to and with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars and any other matters whatsoever affecting the site.

Vacant possession is to be provided upon completion.

The properties are to be sold subject to any development plan, town and country planning scheme, or agreement, resolution or notice, which may or may not come into force and also subject to any statutory provisions or by-laws without any obligation on part of the vendor to supply them.

In particular we draw your attention to the following:

It will be necessary to separate the school from the adjoining church which are currently in the same ownership. Accordingly the precise boundaries will need to be agreed at the point of sale between the vendor and the purchaser. For the sake of clarity, any boundaries shown on the attached plan are for information only.

**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.

**Town Planning**

Knight Frank LLP's Planning Department have undertaken a planning report and appraisal on the subject property. This document is available upon request to Principals only and forms part of the Further Information Pack.

The document has been prepared based upon inspection of the Local Planning Authority's archives and analysis of the policies contained within the current Wandsworth Unitary Development Plan and relevant Supplementary Planning Guidance.

The principal conclusions derived from this report can be summarised as follows:

**Designations:**

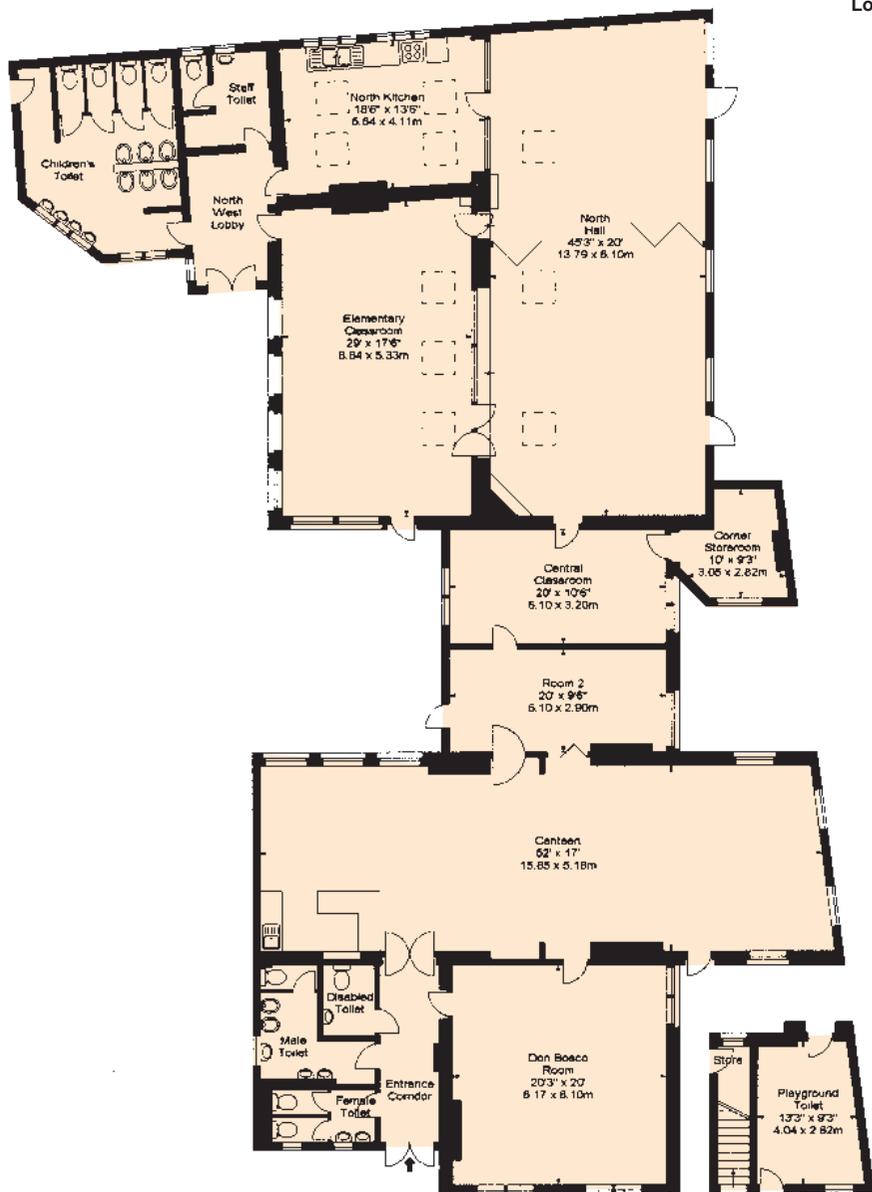
- The western half and rear wing of the former Sacred Heart Primary School lies within the Battersea Square Conservation Area which includes the Church of the Sacred Heart and centres on land predominantly to the west of the Salesian College site. Nos. 58-64 Orbel Street lie within the Three Sisters Conservation Area which is located to the south-east of the school site.
- None of the buildings on the site are listed.

**Planning History**

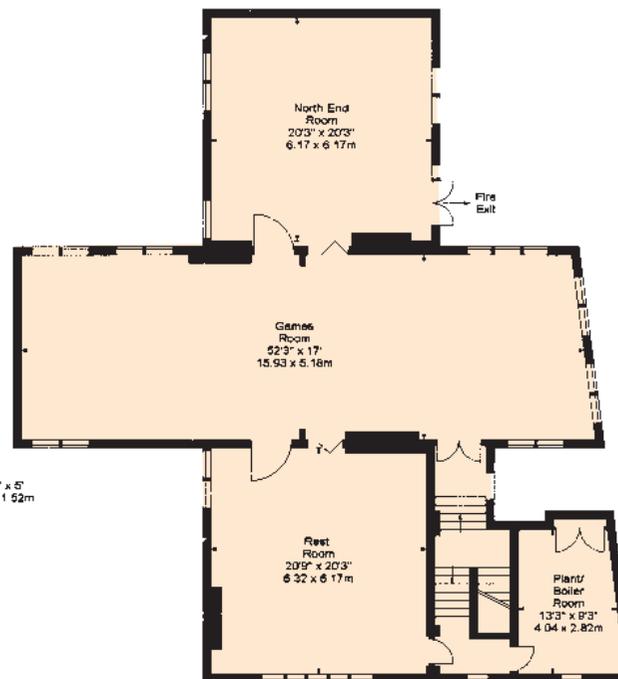
An examination of the planning history reveals that no significant planning applications have been submitted on this site. Applications received by the Local Planning Authority (LPA) concern various extensions to Nos. 58-64 Orbel Street.



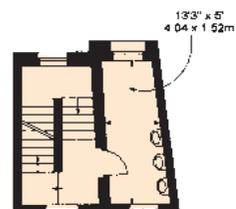
Lot I: Former Sacred Heart Primary School



Ground Floor



First Floor

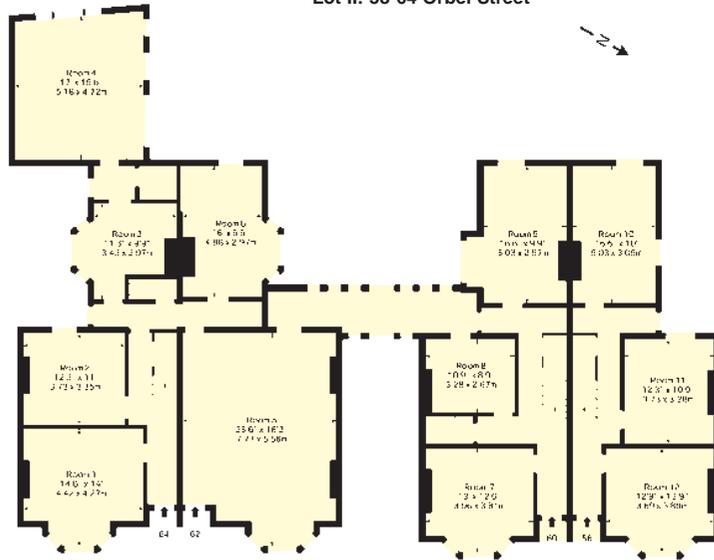


Ground Floor Half Landing

Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS Code of Measuring Practice  
 © BerridgeKochner Floorplans  
 Tel: 020 7787 5544

Not to scale for illustration purposes only

Lot II: 58-64 Orbel Street

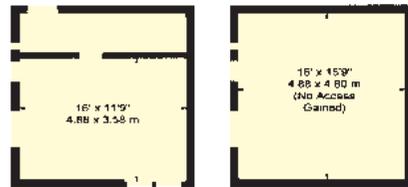


Ground Floor



First Floor

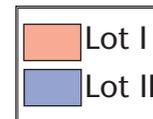
Redundant Building



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS Code of Measuring Practice  
 © BerridgeKincher Floorplans.  
 Tel 020 7787 5544



Not to scale for illustration purposes only.  
 Site boundaries to be agreed prior to sale.

Orbel and Trott Street Site Plan

### Existing use

Existing lawful use of the former Primary School is considered to be Class D1: Non-Residential Institution, as defined by the Town and Country Planning (Use Classes) Order 1987. Nos. 58-64 Orbel Street is considered to fall within the Class C3: Dwelling House Use Class. No permitted change can occur between these Use Classes. Applications would be required by the LPA for any proposed change in land or building use.

### Planning Policy

Relevant planning policy is provided by the London Borough of Wandsworth Unitary Development Plan, adopted 2003. Particular policy areas of the UDP to note are the chapters entitled: 'Regeneration', 'Townscape/Built Environment' (design quality), 'Housing', and 'Community Services'. Policy seeks to resist the loss of premises used for community purposes (including childcare/education facilities) unless there is no demand. This matter will need to be addressed in any application. The policies are predominantly amenity based requiring new development to harmonise with the character of the area and make a positive contribution to the Conservation Areas. Justification would be required by the LPA in a planning application for the loss of the school as a community facility. Officers of the LPA have indicated that the redevelopment of the school site may be acceptable in principle but that the retention and refurbishment of 58-64 Orbel Street would be preferable to demolition and redevelopment.



The Council would, however, consider any strong justification for the demolition of 58-64 Orbel Street. The former Primary School is adjacent to a Grade II listed church, the setting of which would be an important consideration in any planning application.

#### 1.0 Method of Sale

Bids are invited for the freehold interest of the properties on the following bases;

#### 1.1 A bid for Lot I only, and if desired a bid for the whole (Lots I & II).

Any proposal should be submitted as follows;

- a) Subject to Contract only, and/or
- b) On a Subject to Planning Basis
- c) A hybrid of (a) and (b), involving a substantial unconditional element with a further top up payment payable upon the grant of planning permission.

#### 1.2 Design and build option relating to part of Lots I & II (combined sites).

Those purchasers wishing to submit a bid for both Lots I & II are requested to consider whether they wish to submit a financial proposal (on a subject to planning basis) for a comprehensive redevelopment of the site to include a new accommodation block (550sqm) for the Salesian Order. These works will be undertaken by the purchaser in accordance within an agreed specification and timescale and thereafter handed over to the Vendor on certified practical completion. An outline specification is included as part of the further information pack.

#### 1.3. Further remarks

The contract for sale may include a clawback clause in the event that the whole or part of the property be conveyed prior to obtaining an enhanced planning consent, undertaking refurbishment or redevelopment, at a price in excess of the initial consideration within an agreed timescale.

Where bids are made on a subject to planning basis, the sale contract will incorporate an obligation on the part of the purchaser to prepare a planning application to be submitted in the joint names of the vendor and purchaser within an agreed timescale and thereafter use all reasonable endeavours to obtain approval of such a scheme. A long stop date will need to be agreed and the purchaser would be required to allow the vendor to monitor the preparation, submission and negotiation of the application.

The vendor will require appropriate security over the site and/or an acceptable bank guarantee/bond to secure any overage/deferred payments.

## 2.0 Tender Procedure

### 2.1 Timetable for Submission of Bids

The date that has 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.

### 2.2 Venue

Bids should be delivered by post, fax or by personal delivery to the offices of the vendor's sole selling agent, Knight Frank LLP;

FAO: Emma Blackburn

Knight Frank LLP

Granville House

132 Sloane Street

London SW1X 9AX

Fax: 020 75984001/4026

Please telephone to confirm receipt of your bid.

### 2.3 Identification

All bids should be sealed and marked "Trott Street" in the top left hand corner of the envelope/fax cover sheet.

### 2.4 Opening Procedure

All bids received in accordance with the conditions above will be opened by the vendor and/or Knight Frank LLP.

### 2.5 Purchaser Notice

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

2.6 Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

## 3.0 Additional Information Required

Within the offer letter, bidders are required to provide the following additional information:

### 3.1 Legal advisors

Details of the solicitors who will be acting in the purchase, if the bid is acceptable.

## 3.2 Finance

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

## 3.3 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).

## 3.4 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.

## Inspection & Further Information

The property may only be inspected by prior appointment through Knight Frank LLP. 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. Should you require any further information/to view the property please contact:

Emma Blackburn/Evelyne Wade at Knight Frank LLP, Granville House, 132 Sloane Street, London SW1X 9AX. Telephone 020 7598 4021/4008, fax 0207 598 4001 or email [evelyne.wade@knightfrank.com](mailto:evelyne.wade@knightfrank.com)

A further information pack is available upon request, to Principals only, containing the following;

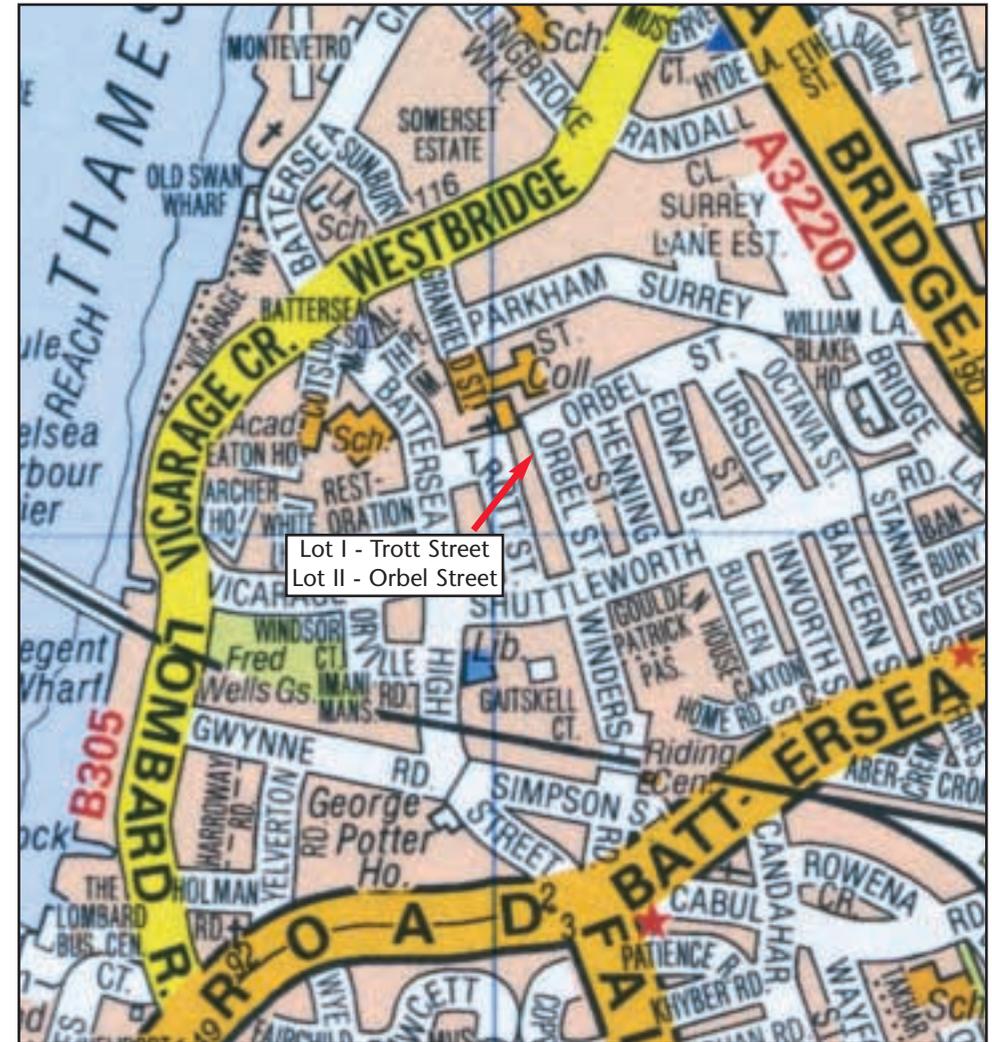
- i. A Town Planning Report
- ii. Copy Floor Plans
- iii. Indicative Architectural Schematics
- iv. Outline Specification for Salesian Accommodation Block

## Solicitors:

David Woods, at Addleshaw Goddard, 100 Barbirolli Square, Manchester M2 3AB  
Tel: 0161 934 6502

## Charities Act:

The sale of the property is subject to the provisions of the Charities Act 1993.



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 seller.
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 any necessary planning, building regulations, or other consents have been obtained. These matters must be verified by any intended buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given. Photographs March 2004 Particulars dated April 2004.





58-64- Orbel Street (Lot II)