

London SW9 **Land and Buildings,** **108A Landor Road,** **Clapham North** **SW9 9NT**

- **A Freehold Site extending to Approximately 0.11 Hectares (0.28 Acres)**
- **Comprising an End of Terrace Corner Building (GIA) Approximately 223.85 sq m (2,409 sq ft)**
- **Plus Former Rehabilitation Centre (GIA) Approximately 920.14 sq m (9,904 sq ft)**
- **Pre-Application Advice supporting Residential Redevelopment available**

Vacant Possession

**BY ORDER OF SOUTH LONDON
AND MAUDSLEY NHS
FOUNDATION TRUST**

South London and Maudsley 
NHS Foundation Trust



To View

The property will be open for viewing every Monday and Thursday before the Auction at 1.30 p.m. (Meeting point 108 Landor Road at 1.30 p.m.) and Wednesday 25th October at 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Capsticks LLP (Ref: Alex Wilson-Jones).
Tel: 0208 780 4902.
Email: alex.wilson-jones@capsticks.com

VACANT – Freehold Buildings and Site



Tenure

Freehold.

Location

The site is located on the north side of Landor Road, approximately 600m to the east of its junction with Clapham High Street and Clapham North Underground (Northern Line) and London Underground Stations. The property is adjacent to Lambeth Hospital. Clapham Common is approximately 1.5 miles to the west and local shops are available along Clapham High Street. The area is a mix of residential, commercial, hospital and community use buildings. Central London is easily accessible, Hyde Park Corner being about 3.5 miles' drive to the north.

Description

The property comprises a long site which is accessed from Landor Road and bordered largely by residential on its west side and Lambeth Hospital on its east side. To the north of the site and fronting Landor Road is a three storey corner building presently used as offices and consulting rooms. To the east of this building, there is vehicular access to a former residential rehabilitation centre constructed over basement, ground and first floors with yard and car parking.

Accommodation

Corner Building

Ground Floor Approximately 74.99 sq m (807 sq ft)

Entrance Lobby, Two Consulting Rooms Front, Photocopier Room/File Store, Disabled WC, Office with door to rear yard

First Floor Approximately 74.1 sq m (798 sq ft)

Three Small Consulting Rooms, Office Front, Kitchenette, WC

Second Floor Approximately 74.76 sq m (805 sq ft)

Three Small Consulting Rooms, Office Front, WC, Store Room with gas boiler

Total Approximately 223.85 sq m (2,410 sq ft)

Former Rehabilitation Centre

Basement Approximately 278.21 sq m (2,995 sq ft)

Eight Store Rooms, Plant Room, Staff Locker Room, Lobby, WC

Ground Floor Approximately 353.3 sq m (3,803 sq ft)

Entrance Lobby, Sitting Room, Dining Room with Kitchen and Store off, Six Rooms (consulting and office), Staff WC, Two Stores

Studio Unit with Integral Kitchen and Shower Room off
Two Self-Contained Units with Sitting Room, Bedroom, Separate Kitchen, Shower Room (each with separate access from yard)

First Floor Approximately 288.63 sq m (3,107 sq ft)

Seven Self-Contained Units with Separate Kitchenette and Shower Room

Two Self-Contained Units with Sitting Room, Bedroom, Separate Kitchen, Shower Room, Balcony

Staff room

Total Approximately 920.14 sq m (9,905 sq ft)

NB. Floor areas are gross internal.

Planning

Local Planning Authority: The London Borough of Lambeth.

Tel: 0207 926 1180.

Email: lambethplanning@lambeth.gov.uk

Website Address: www.lambeth.gov.uk

The owners submitted a pre-application for advice in relation to "the retention and re-use of existing buildings envelopes supplemented by new standalone dwellings and extension to the front building to generate 16 new residential dwellings."

Pre-application advice (Ref 17/03166/PREAPP) was issued by Lambeth on 12th September 2017. This is available to download within the legal documents pack. In its conclusion, the advice document states (inter alia) as follows:

"8.1 From the information submitted, the principle of residential accommodation would be acceptable, subject to it being demonstrated that the existing accommodation is surplus to requirements or has been re-provided elsewhere in the borough..."

"8.3 Whilst the current scheme is not supported, it is the view of Officers that a smaller development with potentially larger units could be housed on the site. Should the applicant be willing, an incremental increase in building height can be tested using views..."

Prospective purchasers are advised to read the pre-application and advice in full and to bid accordingly.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

