

# Former National Temperance Hospital

110-112 Hampstead Road, Euston, London NW1

For Sale, Subject to Contract





# Freehold redevelopment opportunity, subject to planning

- Prime Central London location by St James's Gardens and Euston Station
- Regent's Park 0.4 miles
- Euston Railway and Tube Station (Northern and Victoria lines) 0.12 miles
- Euston Square Tube Station (Circle, Metropolitan and Hammersmith & City lines) 0.21 miles

Distances approximate

## LOCATION

The former National Temperance Hospital is situated on the Hampstead Road in the Euston area of Central London. The property

sits in an area administered by the London Borough of Camden. The site is located on the east side of Hampstead Road at the corner of Cardington Street and is within a few minutes walk from Regent's Park and the West End. The immediate area offers a wide range of amenities.

The Hampstead Road (A400) runs south to the Euston Road (A5001) and the West End; and north through Camden to the A1, towards the North Circular (A406), M1 and M25.

## DESCRIPTION

The site comprises of the former National Temperance Hospital which is vacant and partly derelict. The site is adjacent to the Thistle Hotel and backs onto St James's Gardens. The property sits within a broadly rectangular shaped site extending to approximately 0.9 acres (0.36 hectares).

## TENURE

The site is available for sale freehold.

## PLANNING AND REDEVELOPMENT

Two pre-application submissions have been lodged with the London Borough of Camden; the second pre-application takes account of the feedback received from the first submission. Copies of the two pre-application packs as well as feedback received from the London Borough of Camden is included in the Information Pack, which is available in the form of a Data Room; please contact the selling agents for access to this Data Room.



In summary, the latest proposed scheme includes the following:

| Units                 | GIA sq ft      | GIA sq m      | GEA sq ft      | GEA sq m      |
|-----------------------|----------------|---------------|----------------|---------------|
| 293 residential units | 173,666        | 16,134        | 253,740        | 23,573        |
| Commercial            | 12,088         | 1,123         | 20,828         | 1,935         |
| <b>Total</b>          | <b>185,754</b> | <b>17,257</b> | <b>274,568</b> | <b>25,508</b> |

As well as 40 car parking spaces.

There is currently a target of 50% of the new housing to be affordable with a proposed split of 60/40 social rent and intermediate tenancies respectively.

The housing, both private and affordable, will include a mix of unit sizes as outlined in the policy DP3, and will adopt the measures included in the Mayor’s London Housing Design Guide (August 2010).

The proposed scheme currently seeks to achieve Level 4 in the Code for sustainable homes as well as a ‘very good’ rating in BREEAM for non-residential floor space.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The site, outlined in red on the following Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist, whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice, which may or may not come into force and is subject to any statutory provisions or byelaws, without obligations on part of the vendor to supply them.

**SERVICES**

It is understood that electricity, gas, mains water and drainage are available to the subject site, although it will be the responsibility of interested parties to ensure the services are available and adequate for any future uses of the property.

**VAT**

Please note that VAT, if applicable, may be payable in addition to the purchase price.

**VIEWINGS**

Strictly by prior appointment with sole agents Colliers International. A series of viewing days have been set, please see covering note for more information.

**METHOD OF SALE**

The site is to be sold by informal tender.

- a) Date and time: The closing date for the receipt of bids is set out in the covering note accompanying these particulars.
- b) Submission: Offers must be submitted in writing (faxed and emailed bids will not be accepted) and returned in a sealed envelope clearly marked ‘Former National Temperance Hospital’ for the attention of Annabel Haan at Colliers International, 9 Marylebone Lane, London W1U 1HL.
- c) Additional Information:
  - Details of funding arrangements and proof of funding.
  - Confirmation of board approval, if applicable.
  - Proposed plans for a scheme, if subject to planning.

- Examples of experience of similar schemes.
- Solicitor’s details, who will be acting in the transaction.

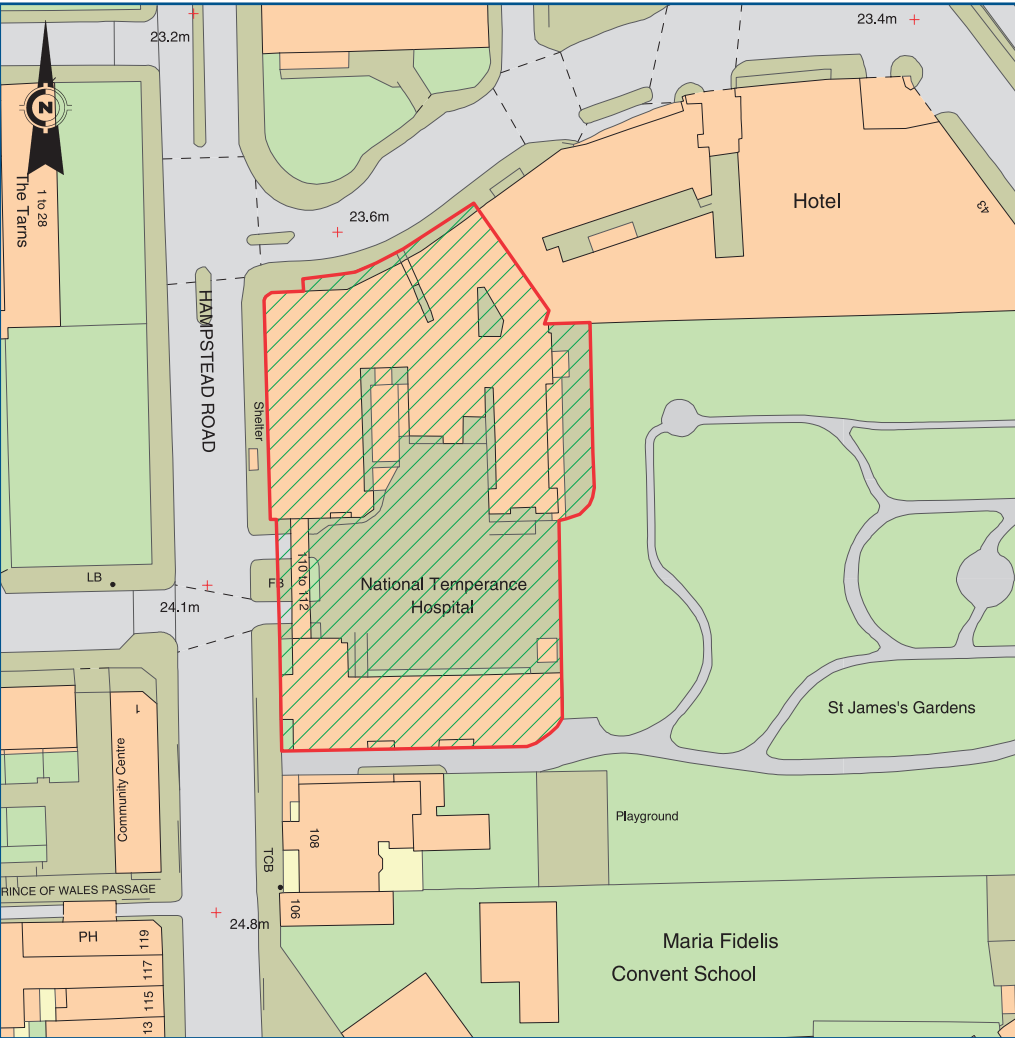
d) Purchaser’s note: All bids will be assessed and evaluated using a scoring matrix, a copy of which is provided in the Information Pack.

The vendor does not undertake to accept the

highest or any bid submitted. The vendor is not obligated to consider late bids or bids that do not comply with the tender requirements.

**LEGAL COSTS**

Each party is responsible for its own legal cost incurred in the transaction.



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## FURTHER INFORMATION

An Information Pack has been prepared and is available in the form of a Data Room. To obtain the access information for the Data Room or if you have any other queries, please contact:

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**Dominic Amey on 020 7344 6604**

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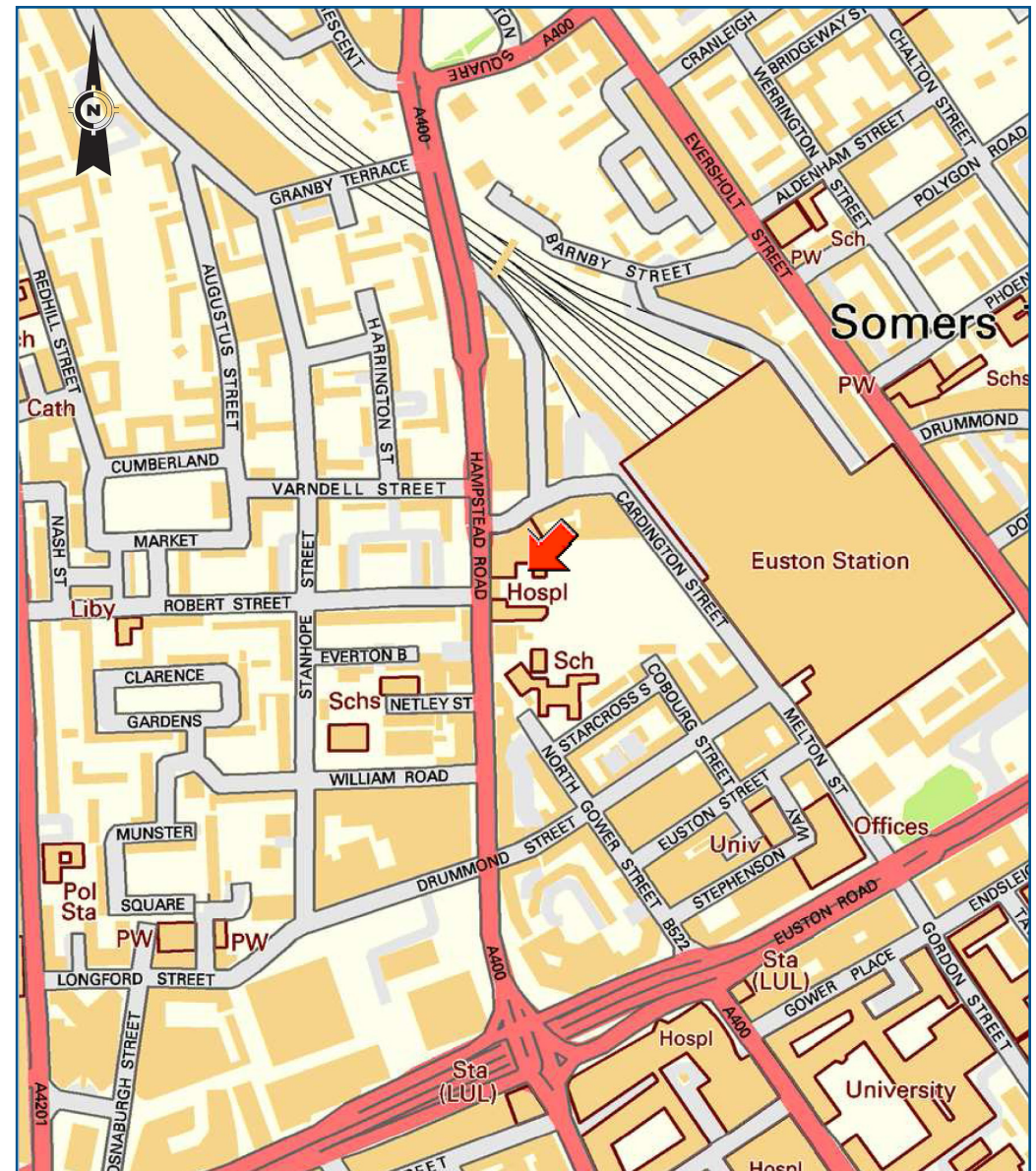


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Property Reference 20890

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