



**BNP PARIBAS  
REAL ESTATE**

On the instructions of  
J Pitt and B Moon of BNP Paribas Real Estate  
acting as joint fixed charge Receivers



# *Beltwood House*

**41 SYDENHAM HILL, LONDON SE26 6TH**

*Development and  
Conversion Opportunity*

**FREEHOLD FOR SALE**

**Total Site Area: 1.24 hectares (3.05 acres)**



## Description

The property, edged in red on the site plan, extends to 1.24 hectares (3.05 acres). The site is accessed via a long driveway off Sydenham Hill.

The property comprises the main building, constructed in the mid 19th Century, which is arranged over basement, ground, first and second floors. There are formal gardens to the south. To the rear of the main building lie two separate detached mews buildings, one arranged as a house (the Lodge House) and the other as a garage on the ground floor with residential above (the Stable Block).

A further two storey residential building is located at the entrance to the property (the Gate House).

A measured survey of the existing buildings is included within the CD Information Pack. There is a bomb shelter within the basement which has not been measured.

Floor areas are as follows:

Building	Floor	GIA (Sq M)	GIA (Sq Ft)
Main Building	Basement	183	1,972
	Ground	385	4,149
	First	315	3,391
	Second	142	1,531
	<b>Total</b>	<b>1,026</b>	<b>11,042</b>
Lodge House	Ground	39	415
	First	32	344
	<b>Total</b>	<b>71</b>	<b>760</b>
Stable Block	Ground	95	1,026
	First	57	611
	<b>Total</b>	<b>152</b>	<b>1,637</b>
Gate House	Ground	51	549
	First	41	443
	<b>Total</b>	<b>92</b>	<b>992</b>
<b>TOTAL</b>		<b>1,341</b>	<b>14,431</b>



## Location

The property is located on Sydenham Hill, in the London Borough of Southwark, approximately 9.5 km (6 miles) to the south of central London.

Sydenham Hill is situated between Dulwich, which is located approximately 3.2 km (2 miles) to the north, and Crystal Palace which is circa 1.8 km (1.1 miles) to the south west. Sydenham Hill itself forms the boundary between the London boroughs of Southwark and Lewisham.

Sydenham Hill connects the south circular (A205) at the junction with London Road, 1.3 km (0.8 miles) to the north east, with the A212, 0.8 km (0.5 miles) to the south-west. Sydenham Hill railway station is located 2.4 km (1.5 miles) away by car, however there is a pedestrian walkway through Dulwich Wood which extends to approximately 0.6 km (0.34 miles) and affords a walk time of less than 10 minutes. The station provides a direct service to London Victoria with an approximate journey time of 14 minutes.

Sydenham Hill Wood nature reserve and Dulwich and Sydenham Hill Golf Course are also located in close proximity to the property.





### Town Planning

The property is located within the jurisdiction of the London Borough of Southwark and planning policy is contained within the Southwark Plan, adopted in 2007, and the London Plan. The property's current use is as a Hostel/Residential Institution. The property is located within the Dulwich Wood Conservation Area and the main building is Grade II Listed. The site is heavily treed and all trees are covered by a blanket Tree Preservation Order dating back to 1985.

The property has an expired planning consent (AP/97/0666) which was granted on 22 February 1999 for the conversion of the main house to three large dwellings, partial demolition of the stable block, the construction of 8 x 3 bedroom houses and an extension to the lodge house to provide a 3 bedroom house. The parking provision was for 27 vehicles. An application to renew the expired consent in 2004 was refused

on the grounds that there was no affordable housing provision. The Council did, during the course of the application, offer the applicant the opportunity to pay a commuted sum of £396,300 in lieu of provision, but this was rejected.

The refused application did, however, include Listed Building Consent for the conversion of the main building, although it was not implementable due to the overarching planning refusal.

It is considered that residential development will be acceptable in principle, although due regard will have to be given to the Listed Building and the constraints of the Conservation Area.

Further information can be found within the planning report which is included within the CD Information Pack.



### Title

The property edged in red on the site plan is being offered freehold with vacant possession. Further title information is included within the information pack.

### Services

We understand that all mains services are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. A Services Survey is attached to the Building Report and can be found within the Information Pack.

## Method of Sale

Best offers, which are subject to contract only, are invited for the freehold interest of the site on the basis that exchange of contracts will take place within 4 weeks of agreement of terms.

Bidders should assume that a minimum deposit of 10% will be paid on the exchange of contracts. Offers must be submitted in a plain envelope marked "Beltwood House Tender February 2011" only and addressed to: **Julian Gaynor, BNP Paribas Real Estate, 5 Aldermanbury Square, London EC2V 7BP.**

Offers are to be received no later than **12 noon on Thursday 24 February 2011.**

Please note the Receivers will not be replying to standard pre-contract enquiries and bidders should therefore rely on their own investigations.

Prospective purchasers are required when submitting offers to state the name of their solicitors; provide financial evidence of their ability to complete the purchase. Prospective bidders are also required to confirm that they have read and taken into account all of the documents contained in the Information Pack. Where an offer is made by an agent, it must be accompanied by a letter from the principal outlining and confirming the basis of the offer made. The vendor does not undertake to accept the highest nor any offer and all offers are assumed to be exclusive of any VAT payable unless otherwise stated.



### Further Information

An Information Pack is available on CD ROM on request and contains the following documents:

1. Site plan and Photographs
2. Title Register and Plan
3. Planning Report
4. Building Survey of Fabric and Services
5. Type II Asbestos Survey
6. Measured Survey of Building & Site
7. Heritage Appraisal
8. New Homes Sales & Market Review
9. Energy Performance Certificate

### Viewing Arrangements

Accompanied viewings will be conducted by the vendor's sole agent, BNP Paribas Real Estate, on selected dates.

#### For further information please contact:

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Particulars compiled January 2011