

HARRINGTON SQUARE, CAMDEN

LONDON NW1



Residential Development Opportunity (STP)

www.HarringtonSquare.co.uk

Offers invited for the freehold interest with vacant possession.

**Lambert
Smith
Hampton**

The Opportunity

Former car park site situated south of **Camden Town** and opposite Harrington Square Gardens, extending to approximately **0.126 acre (0.05 hectare)**.

Located **50m south of Mornington Crescent** Underground Station (Northern Line), **700m south of Camden Town** Underground Station and **850m north of Euston Station**.

A feasibility study has been prepared which demonstrates development potential (subject to planning) to provide **13 residential units** comprising of 7no. x 1 bedroom flats, 4no. x 2 bedroom flats, and 2no. x 3 bedroom flats, with a total **GIA of 1,173 sq m (12,626 sq ft)** and a total **NSA of 862.3 sq m (9,281 sq ft)**.

Offers invited to acquire the **freehold interest with vacant possession**.

Location

The site is situated in a very accessible location south of Camden Town and adjacent to Mornington Crescent Underground Station. Central London is located 2 miles to the south of the Property.

The site lies to the west of Eversholt Street which runs north/south from Mornington Crescent to Euston, approximately 10 minutes' walk to the south. King's Cross St Pancras is located approximately 18 minutes' walk to the east, whilst Regent's Park is located approximately 12 minutes' walk to the west.

The site is situated a short walk from the southern end of Camden High Street, which offers a wide range of local and national retailers, restaurants, bars and cafés. Koko, one of London's premier music venues, is currently undergoing an extensive restoration which will provide a state of the art music venue and broadcast studio, three new restaurants and a rooftop terrace. The site is also a short distance from the world famous Camden Market and The Roundhouse.

The site has a PTAL rating of 6b and is conveniently located just a 1 minute walk from Mornington Crescent Underground Station, which is served by the Charing Cross branch of the Northern Line providing direct connections to Euston, Tottenham Court Road and Camden Town.

The site is also located 700m south of Camden Town Underground Station (Northern Line) and 850m north of Euston Station (National Rail, Northern, Circle, Hammersmith & City and Victoria Lines). Euston Station will be the future terminus of High Speed 2 (HS2), which is a major new rail link currently under construction, with Phase 1 due to connect London to Birmingham by 2029.

The local area is served by numerous bus stops and routes all located within walking distance of the site.



Site Description

The site extends to approximately 0.126 acre (0.05 hectare) and is accessed via Harrington Square, the southward arm of a one-way traffic system operating around Harrington Square Gardens. The site is of an irregular shape but level in nature, wider at its frontage to Harrington Square before narrowing to its rear.

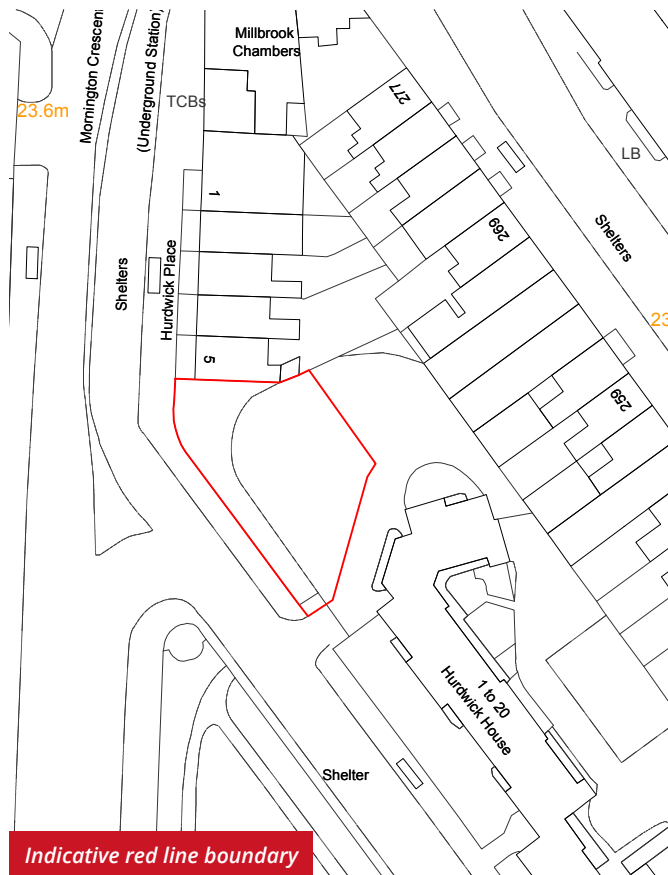
The site currently comprises of an area of hardstanding previously used for car parking by the residents of the adjacent Hurdwick House, a post war four storey block of flats. An area of landscaping on the site fronts Harrington Square. Vehicular and pedestrian access to the site is currently via the main entrance to Hurdwick House off Harrington Square.

The wider area is occupied by a mix of uses, to the south of Hurdwick House are a number of Grade II listed terraced houses. To the north, the site abuts 1-5 Hurdwick Place, a row of four storey terraced properties, which are not listed but are considered to be positive contributors to the Conservation Area.

Immediately opposite the site are the former Carreras Black Cat Cigarette Factory (now Greater London House), a distinctive and prominent art deco building arranged as office accommodation and primarily occupied by ASOS as their UK head office.

The site was originally identified for development as part of the Council's Community Investment Programme (CIP) agreed at Cabinet in 2010. Following consultation with the residents of Hurdwick House, along with over two hundred neighbouring residents and businesses between June and July 2018, the site was deemed surplus to requirements and received cabinet approval for disposal in September 2018. A total of six car parking spaces will be retained to the rear of the site by the Council for the use of residents of Hurdwick House.

A copy of the Cabinet Approval is available to download from the **Data Room**.



Planning

Planning Overview

The land adjacent to Hurdwick House comprises a former area of car parking which has been deemed surplus to requirements by the Council. The site is located within the London Borough of Camden and is located within the Camden Town Conservation Area.

The site is located within close proximity to a number of listed buildings including Mornington Crescent station (Grade II listed), whilst a number of surrounding buildings are considered to be positive contributors to the Conservation Area.

The site is located at the north east edge of the Euston Opportunity Area, which is covered by policies of the adopted Euston Area Plan (EAP). The site specifically lies within the Amptill & Mornington Crescent sub-area of the EAP with the key principles for this area being new infill housing development as well as enhancements to the public realm and open spaces.

The site is located outside of the Euston Station Planning Brief and is not located in other specific area designations in the Camden Local and London Plan.

The site is not located within a flood zone and there are no Tree Preservations Orders (TPOs) on the site.

The Planning Statement prepared by the Council, which is available to download from the **Data Room** states that *"in this location policies strongly support and indicate housing to be the most suitable and appropriate use for this site"*.

The following policies are of particular note:

- Camden Local Plan (2017) Policy H1 (Maximising Housing Supply) is the most relevant and regards self-contained housing as the priority land use of the Local Plan. Further to this, the policy states that developments will be expected to deliver the maximum amount of housing on sites where they are underused or vacant.
- Camden Local Plan (2017) Policy T2 (Parking and car-free development) supports the redevelopment of existing car parks for alternative uses.
- The National Planning Policy Framework - February 2019 (NPPF) supports the key Government objectives to increase the supply of homes and making the effective use of land, with an emphasis on the role of smaller sites, such as this one, to meet housing needs.

Affordable Housing

Camden Local Plan (2017) Policy H4 sets out the Council's approach to securing affordable housing. The policy expects a contribution towards affordable housing from all developments that provide one or more additional homes and involve additional residential floorspace of 100 sq m Gross Internal Area (GIA) or more. There is a sliding scale target for schemes with a capacity of less than 25 homes, starting at 2% for 1 home and increasing by 2% for each home added to capacity. If it is clear that development only has the capacity for less than 10 additional dwellings, then a payment-in-lieu of affordable housing will be accepted.

For more information, please refer to the Planning Statement prepared by the Council, which is available to download from the **Data Room**. However, prospective purchasers should make their own enquiries with the local planning authority.

Feasibility Study

Feasibility Study

Matthew Lloyd Architects have undertaken a feasibility study for the site, which proposes an infill residential development providing a total of 13 apartments fronting Harrington Square. The scheme proposes a development arranged over basement, ground and four upper floors to provide 1no. x 1B1P apartment, 6no. x 1B2P apartments, 4no. x 2B4P apartments, 1no. x 3B5P apartment and 1no. x 3B6P apartment, with a total GIA of 1,173 sq m (12,626 sq ft) and a total NSA of 862.3 sq m (9,281 sq ft). Each apartment benefits from private amenity space and cycle storage. The scheme is proposed to be car free.

The scheme is indicative only and subject to obtaining the necessary consents. Prospective purchasers should obtain their own planning advice and make their own enquiries with the relevant authorities.

A copy of the feasibility study undertaken by Matthew Lloyd Architects is available to download from the **Data Room**.



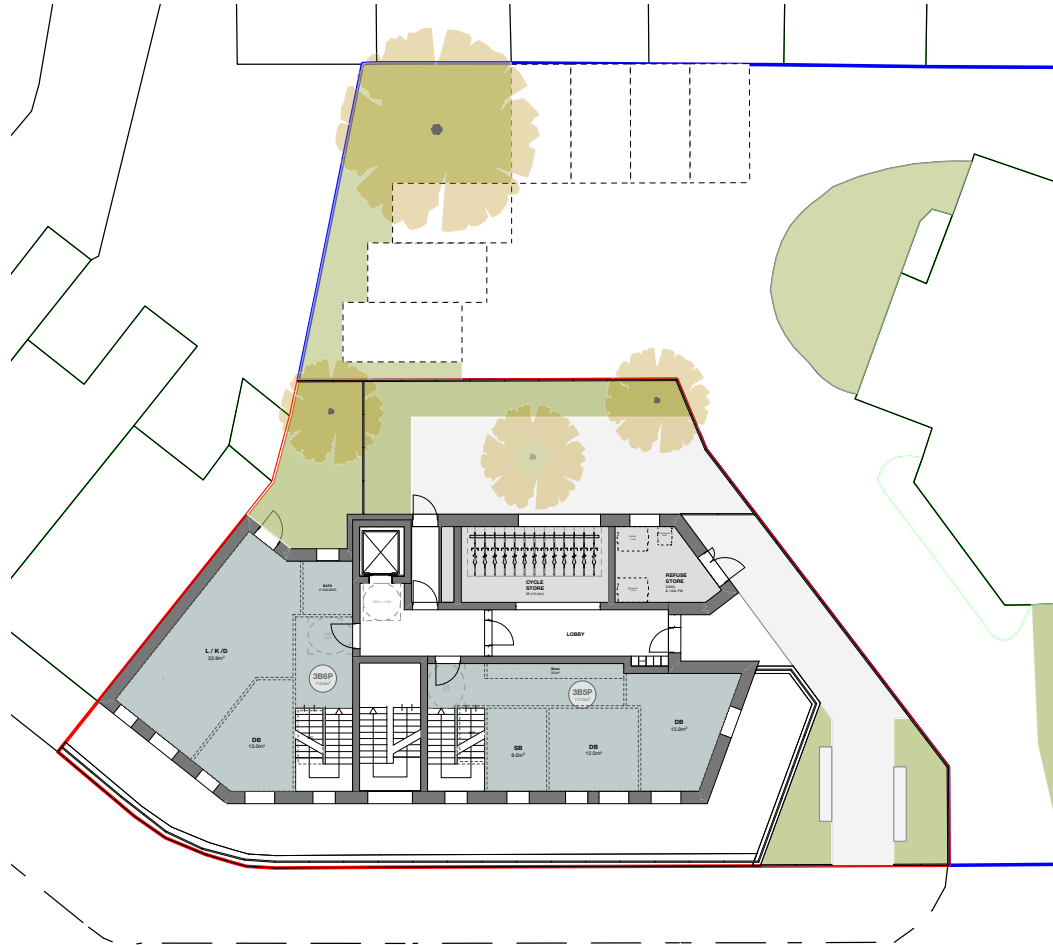
Aerial view image

Schedule of Accommodation

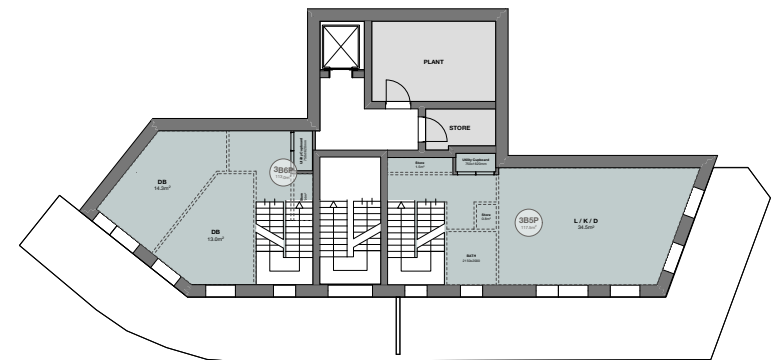
Floor	Unit No.	Unit Type	Floor Area (NIA) (sq m)	Floor Area (NIA) (sq ft)
Basement	1	3B 6P		
	2	3B 5P		
Ground	1	3B 6P	113.0	1,216
	2	3B 5P	117.5	1,265
First	3	2B 4P	70.0	753
	4	1B 2P	51.1	550
	5	1B 2P	52.2	562
Second	6	2B 4P	70.0	753
	7	1B 2P	51.1	550
	8	1B 2P	52.2	562
Third	9	2B 4P	70.0	753
	10	1B 2P	51.1	550
	11	1B 2P	52.2	562
Fourth	12	1B 1P	40.2	433
	13	2B 4P	71.7	772
Aggregate Total NIA			862.3	9,281
Building GIA			1,173.0	12,626

Proposed Floor Plans

Ground Floor

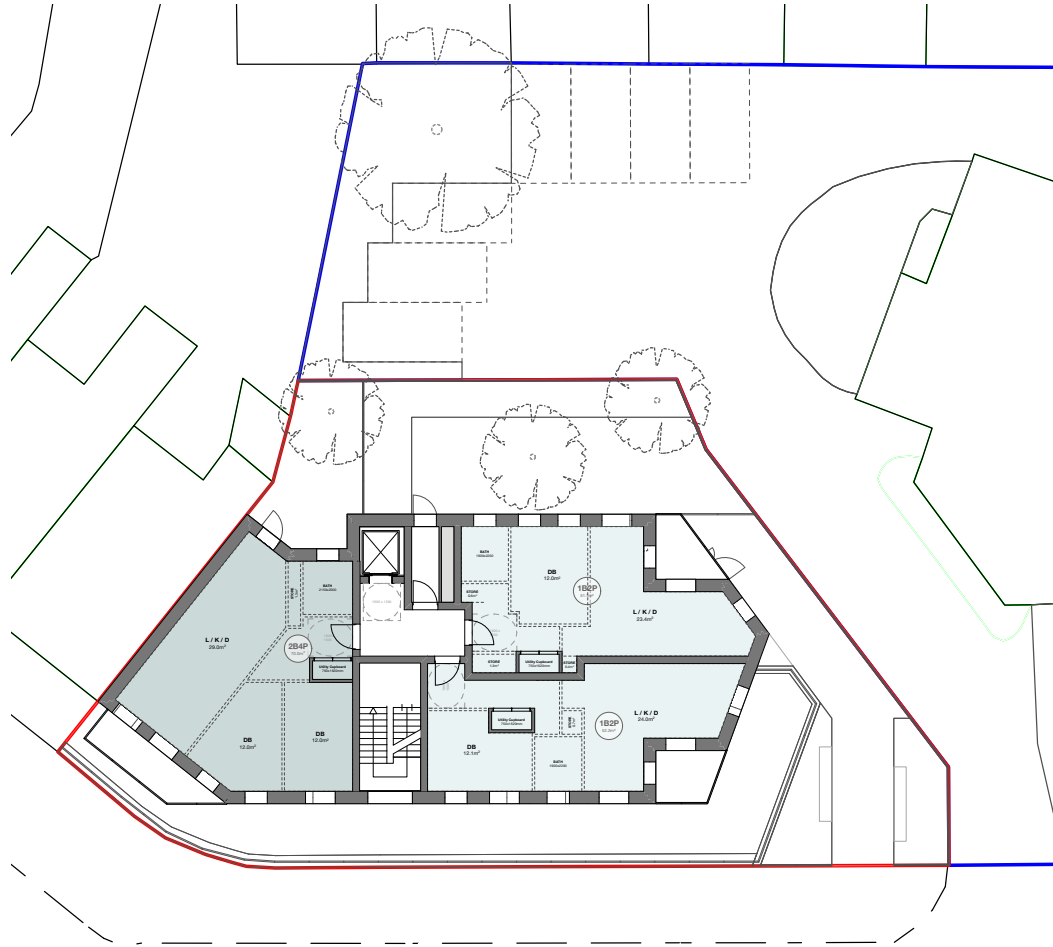


Basement

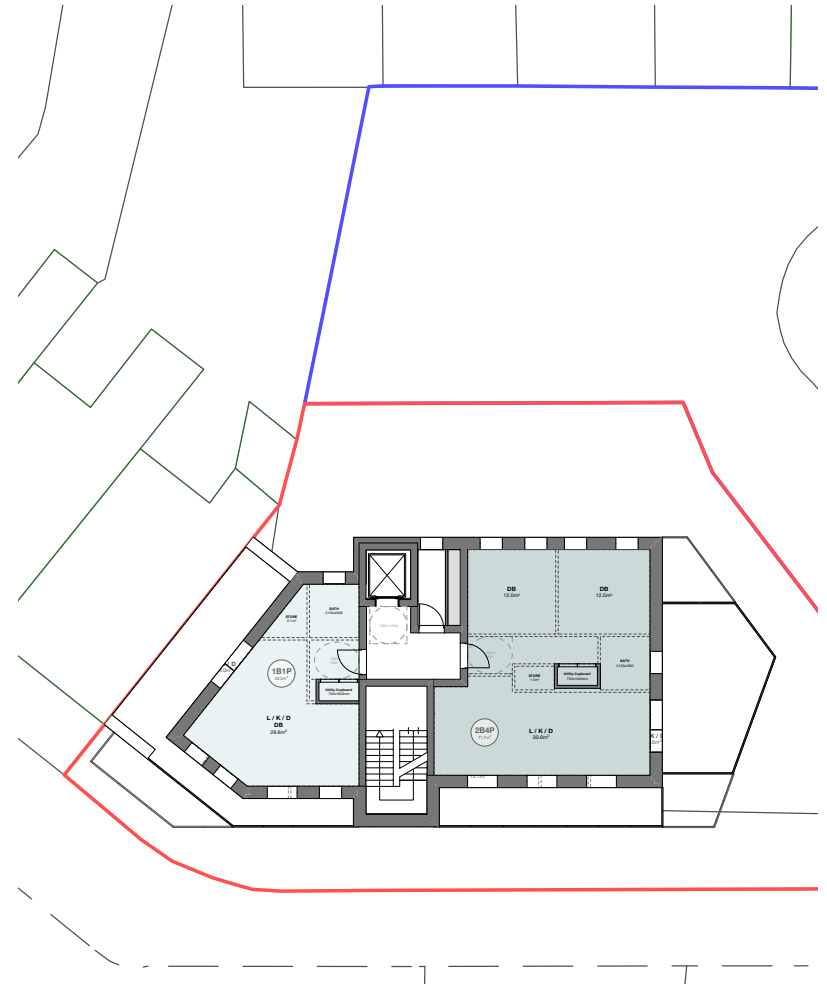


Proposed Floor Plans

First, Second & Third Floor Plan



Fourth Floor Plan



Sales Process

Tenure

The London Borough of Camden owns the freehold interest of the land and is registered under title number LN121582, which benefits from title absolute. The site to be sold will be separated from the main title. Limited rights will be provided by the Council over the adjacent vehicular access route adjacent to Hurdwick House in order to service any future development.

Copies of the Title documents and a report on title are available to download from the **Data Room**.

VAT

We understand that the property is not elected for VAT.

Method of Sale

The freehold interest in the property is being offered for sale by informal tender.

Schedule of Sale Conditions

Bidders should review the Schedule of Sale Conditions, which is available to download from the **Data Room**.

Deposit

A deposit equivalent to 10% of the purchase price is payable by the Purchaser to the Vendor on exchange of contracts.

Administration Fee

In addition to the purchase price the purchaser will pay, on completion an Administration Fee levied by the London Borough of Camden at 2% of the purchase price.

With the exception of the above, each party is responsible for their own costs incurred in the transaction.

Clawback Provision

The Vendor will require a clawback/anti-embarrassment provision. Further details are outlined in the Schedule of Sale Conditions, which is available to download from the **Data Room**.

Basis of Offer

Offers are invited to acquire the freehold interest with vacant possession. The Vendor's preference is for **unconditional** bids. Bidders are required to complete the **Bid Submission Template** which is available to download from the **Data Room** at www.HarringtonSquare.co.uk

Bidders should submit their bid by **emailing afraser@lsh.co.uk** and addressed to **Andrew Fraser** at **Lambert Smith Hampton** stating **ref: HSLBC**.

Bids are to be received by:

2pm on Wednesday 8th September 2021.

All offers are subject to contract. The London Borough of Camden is not bound to accept the highest or any offer and reserves the right to enter into negotiations with any party.

Viewings

Viewings can be arranged for interested parties, strictly by appointment only through the sole selling agent Lambert Smith Hampton. Please contact James Kirby to book an appointment.

Data Room

Interested parties requiring access to title, planning and other documents should register to access the **Data Room** at www.HarringtonSquare.co.uk.

Contact

For more information please contact:

Andrew Fraser
afraser@lsh.co.uk
M: 07834 626318

James Kirby
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M: 07581 245442

**Lambert
Smith
Hampton**

On the instructions of the
London Borough of Camden



DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters, July 2021.