



Defence
Infrastructure
Organisation

The Rotunda, Green Hill, Woolwich, SE18 4BW

- Located in close proximity to Woolwich Dockyard and Woolwich Arsenal rail stations;
- Grade II* listed building with potential for a range of uses, subject to gaining the necessary consents;
- Freehold interest.



Highlights

- Freehold for sale by informal tender;
- Unique opportunity
- Property requires conservation-led refurbishment
- Opportunity for community or retail use, subject to gaining the necessary consents;
- Site extends to c.1.65 acres (0.66 hectares) including ample parking;
- Ancillary buildings comprising Curator's Office and Tractor Shed included;
- Located approximately 1 mile from Woolwich town centre;
- Located adjacent to the Napier Lines Barracks, and forms part of the wider Royal Artillery Barracks;
- Contained within its own compound area with its own access.
- The Rotunda building extends to approximately 10,922 sq ft (GIA);
- Grade II* listed;
- Unconditional offers invited.



Opportunity

The sale of the property known as The Rotunda provides an excellent opportunity to acquire an existing Grade II* listed building, situated in Woolwich, southeast London for redevelopment for a variety of potential uses. The site extends to c. 1.65 acres (0.66 hectares).

Description

The Rotunda is located adjacent to the Napier Lines Barracks, part of the wider Royal Artillery Barracks. It is contained within its own compound area set on an artificially raised mound.

The Rotunda was originally constructed as a bell tent in 1814. It was moved to its current location and rebuilt as a permanent structure in 1819. The building is currently vacant, however we understand it has previously been used as a military museum and a boxing ring.

The building is of traditional construction with brick elevations and timber framed roof weathered in lead and arranged over one floor. The main section comprises a 24-sided polygon shaped room beneath the 'tent' style roof. There is a rear extension at the north face of the building with a plant room attached. There is a small gatehouse-style outbuilding located at the entrance to the Rotunda compound.

Location

The site is located immediately north of Repository Road, adjacent to King's Troop Royal Horse Artillery Barracks at Green Hill, Woolwich, London, SE18 4BW, which currently forms part of the wider Royal Artillery Barracks site. The site is located outside of the secure perimeter fence to the main RAB. It is located north of Green Hill Road, which bends round to the north west of the Site. The Site has its own access route and car parking immediately to the south of the building, and there is a residential area located to the north and northeast of the site. The surrounding area is primarily owned and used by the Ministry of Defence.

Planning

The site is located within the administrative boundary of the Royal Borough of Greenwich (RBG) and sits within the Woolwich Common Conservation Area.

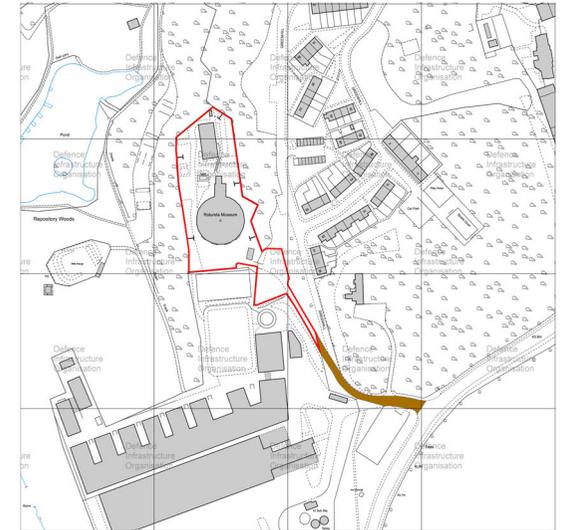
Given the site's extensive history as a museum, we consider the existing use as a community use falling under Use Class F1. Therefore, continued use as a community facility would likely be supported, assuming that this will require planning permission for appropriate works to facilitate this.

The Avison Young planning appraisal report which has been shared with and endorsed by RBG can be found within the data room.

Condition

Emergency stabilisation works were carried out initially in the Autumn of 2023 which involved temporary propping of 8 of the roof trusses. Following the initial propping, the internal decorative ceiling lining of canvas was removed, along with a layer of gauge polythene. This exposed the entire roof structure.

In the winter of 2024/25, a further scaffold structure was erected to provide additional support. Alongside the structural works, a programme of supplementary works was completed between November 2024 and January 2025 which aimed to reduce water ingress into the building. Following the emergency works, the building is considered to be in a structurally stable condition. Further information can be found within the Crosby Granger Condition Survey Report within the dataroom.



Supporting information

We have been provided with the following information which will be made available via the Avison Young website:

- Arboricultural Appraisal Report
- Bat Survey Results
- Floor Plan
- Heritage Statement
- Listed Building Consent 23/2669/L
- Land Quality Assessment
- Radiological Survey Reports
- Planning Note
- Unexploded Ordnance Verification Assessment
- Condition Survey Report
- Energy Performance Certificate
- Quote from UKPN for electrical supply
- Fire Risk Assessment
- Heritage Design and Access Statement
- Stage 2 Historic Building Assessment

To access this information please click on the link below: <https://portal.kato.app/data-room/626/the-rotunda-green-hill>

Tenure

The freehold is held by The Secretary of State for Defence. The site will be sold freehold with vacant possession. All interested parties should make their own legal enquiries.

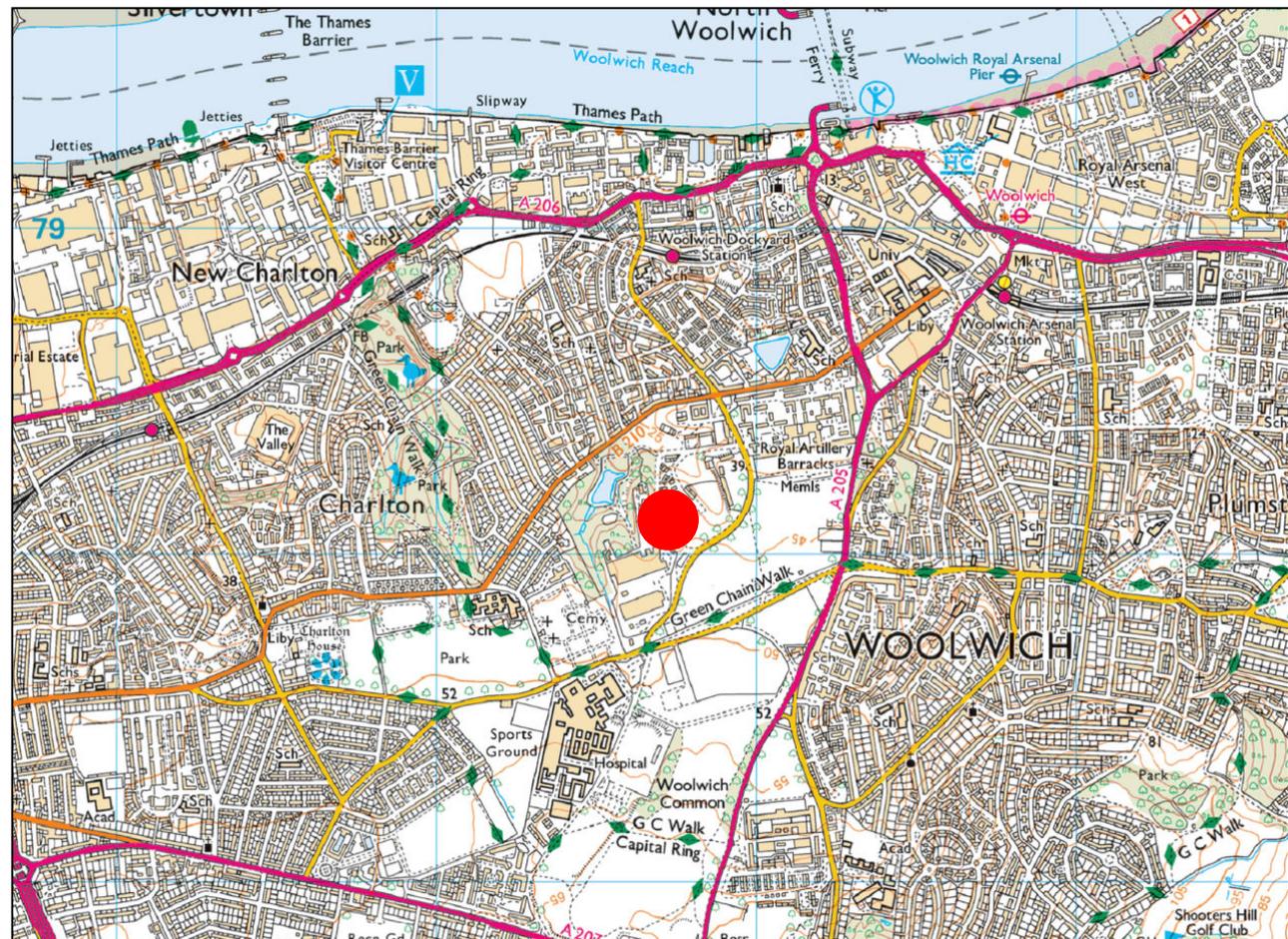
Viewings

A strict 'by appointment only' viewing protocol is in place. Please contact a member of the AY team to book an appointment.

Offer and Terms

The site is being marketed for sale by way of an open informal tender process. Unconditional offers are invited for the freehold interest, subject to contract.

Offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via e-mail only to anna.vallance@avisonyoung.com



If you would like to know more please get in touch.

Anna Vallance

+44 (0)7944 679 991

anna.vallance@avisonyoung.com

Lois King

+44 (0)7774 824 231

lois.king@avisonyoung.com

08449 02 03 04

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.

Visit us online
avisonyoung.co.uk

The Met, 24 Percy Street, London, W1T 2BU

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**