

# Former Greenwich Magistrates' Court

9 Blackheath Road, Greenwich, London, SE10 8PE

Freehold Vacant Possession Development Opportunity  
(Subject to obtaining necessary consents)

0.41 hectares (1.01 acres) freehold

Approximate gross internal area of existing buildings 20,290sq. ft (1,885 sq.m)



## The site

This attractive former Magistrates' Court comprises of a three storey plus basement court building, two additional buildings of two storeys and surface car parking to the rear suitable for development.

The whole site extends to approx. 0.41 hectares (1.01 acres).

## Residential opportunity

Opportunity to purchase a Grade II Listed court building, two additional buildings and surrounding land with potential for redevelopment /refurbishment for residential use, subject to obtaining necessary consents.

The property is offered freehold with vacant possession.

## Further information

For further information and to download the information pack visit:

[www.moj-courtdisposals.co.uk](http://www.moj-courtdisposals.co.uk)





### Opportunity

The former Magistrates' Court in Greenwich provides an opportunity to acquire a circa 0.41 hectares (1.01 acres) site with redevelopment/refurbishment potential (subject to obtaining necessary consents).

### Location

The property is located in Royal Borough of Greenwich in southeast London.

Its town centre is a unique and world-renowned visitor destination, situated within a designated World Heritage Site - Maritime Greenwich. Greenwich also offers both local residents and tourist's award-winning museums, stunning riverside walks and breath taking views from the Royal Park, which make it a desirable location.

The former Greenwich Magistrates' Court occupies a large corner plot on the junction of Blackheath Road and Greenwich High Road approximately 3.21 km (2 miles) west of the Greenwich Centre.

The site is in a mixed townscape location, surrounded by rows of terraced houses and flatted development to the south and east. Two hotels, the DoubleTree by Hilton and the Premier Inn, are also situated in close proximity. The Deptford Bridge development is in close proximity to the site.



The site is approximately 0.32 km (0.2 miles) east of the Deptford Bridge DLR Station, and approximately 0.84 km (0.5 miles) south of the Greenwich station served by both National Rail and Dockland Light Railway.

Accordingly, the site has an excellent public transport accessibility level (PTAL) of 5.

### Description

This property comprises of three buildings, all dating from around 1900. The main Grade II listed court building consists of two court rooms, various resting chambers, offices, 9 cells in the basement and extension to the rear.

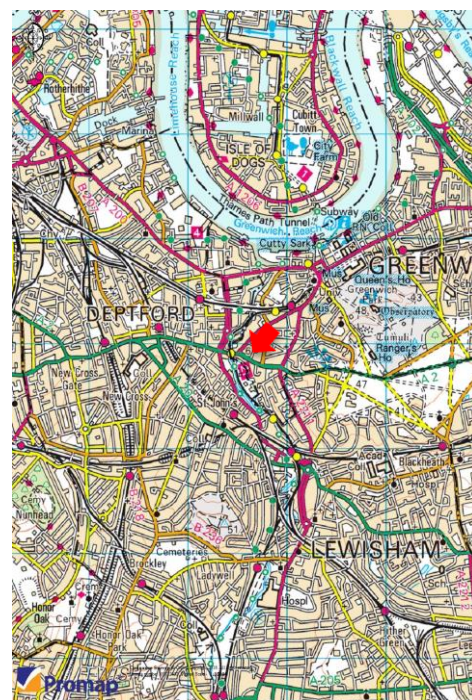
Both the additional two buildings on site comprise of two-storey buildings. Towards the rear of the site is a secure barrier controlled car park with circa 46 parking spaces.

### Accommodation

The existing buildings on the site provide approximately 20,290 sq.ft (1,885 sq.m). These areas have been provided by our client.

### Planning

The property lies within the administrative control of London Royal Borough of Greenwich (RBG). The site is situated within the Ashburnham Triangle Conservation Area. The building is currently in D1 use class albeit the court function is no longer required.



The rear elevation, and a number of internal areas, have been substantially altered over recent decades. There is, therefore, an opportunity to provide sympathetic development on the site through part-demolition and redevelopment whilst enhancing the existing Grade II listed building.

Residential development is a strategically supported use within the RBG, and is also a Government priority in brownfield, sustainable urban locations such as this.

The principle of residential use in this location is supported by the RBG. The site falls outside of a designated town centre and, therefore, proposals for hotel, retail and office development would be required to submit a sequential test.

The site has a PTAL of 5 and is, therefore, a location in which car parking provision should be accepted in principle.

A 35% affordable housing provision will be the council's negotiating start point, which would only be reduced subject to viability and site specific considerations.

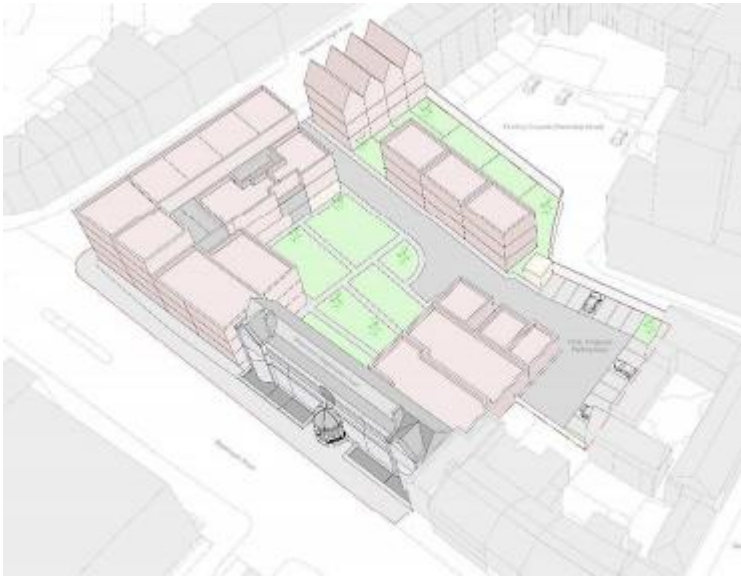
JLL's planning team has carried out a pre-app and prepared a Planning Information Document and Heritage report which along with the RBG's pre-application letter and associated feasibility study, can be downloaded from the data room.

Indicative Scheme

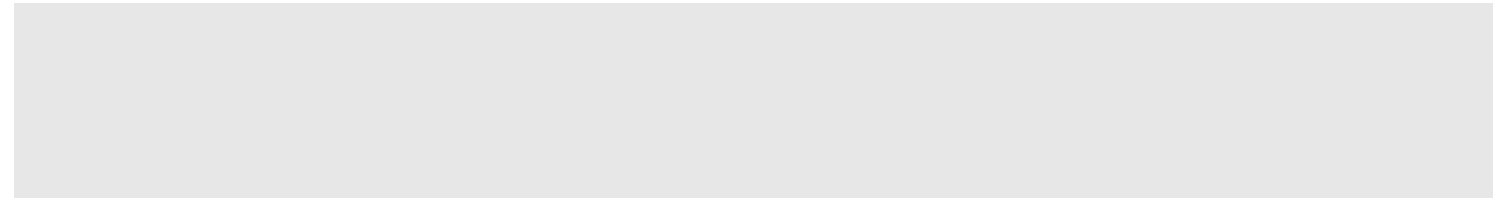
The vendor has commissioned a development feasibility report to explore options for site redevelopment, prepared by architects Purcell, which were submitted for pre-app discussions with the Royal Borough of Greenwich. The proposed scheme assumes demolition of the two buildings adjacent to the Grade II listed court building along with extensions to the north side of the court building. Along with conversion of the retained elements of the court to residential use, the proposed scheme includes new build development up to 3 stories including 4 town houses, 3 Mews Houses and a corner block of 37 units. Following the pre app response a further option is being developed which will be circulated at a later date.

Indicative Scheme – see information pack

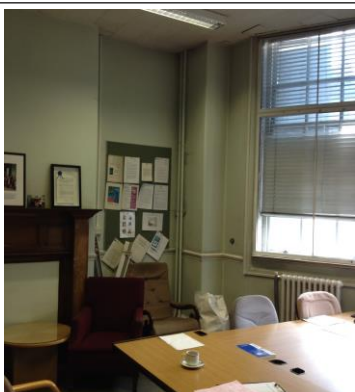
	Townhouse	Mews House	Corner block	Court	Total units	Habitable rooms	Car parking	Cycle parking
GIA	147	178	2910	as original building				
RESIDENTIAL UNIT NUMBERS								
1 bed			20	6	26	52	0	26
2 bed			11	5	16	48	0	32
3 bed			3	2	5	20	7	10
4 bed	4	4	3		11	55	7	22
TOTAL	4	3	37	13	57	175	14	90



Indicative Ground Floor Plan



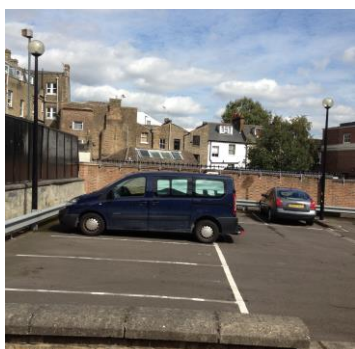




Typical Office Accommodation



Typical Court Accommodation



Rear Car Park Area



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### Tenure

The Ministry of Justice own the site freehold and the site will be offered with vacant possession.

We would like to make bidders aware, at the time of marketing, there is a dispute with an adjoining owner relating to a right of way claim. We do not envisage this significantly altering the development capacity of the site.

### VAT

The property is not elected for VAT.

### Method of Sale / Timetable

Offers are invited for the freehold interest.

Please refer to the instructions to bidders' document in the information pack.

Bids requested by **12 noon on the 20<sup>th</sup> April 2017**

### Information Pack

The data site includes the following:

- Existing Floor Plans
- Planning Information Document
- Pre-application letter from London Royal Borough of Greenwich
- Title Documents
- Heritage Report
- Architects Report
- Asbestos report/register
- Instructions to bidders

### Viewings & further information

Viewing is strictly by appointment only through the agents.

Please contact Sarah Pickersgill to arrange a viewing:

+44 (0)207 087 5096

[Sarah.Pickersgill@eu.jll.com](mailto:Sarah.Pickersgill@eu.jll.com)

To download the information pack and to register interest visit:

[www.hmcts-court Disposals.co.uk](http://www.hmcts-court Disposals.co.uk)

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