Camberwell Green Magistrates’ Court

15 D’Eynsford Road, Camberwell, London SE5 7UP

Outstanding South London development opportunity for sale
Freehold development opportunity extending to approximately 0.66 acres (0.27 hectares).

Existing court building extending to a total of 131,747 sq ft GIA over two basement levels, ground and eight upper floors.

Further area of leasehold basement car parking beneath the public square is held on a lease from London Borough of Southwark expiring 27th March 2168.

Vacant Possession of the Court building is anticipated in Q1 2020.

Positive pre-application response received from London Borough of Southwark for demolition of the existing building and a comprehensive redevelopment of the site.

Pre-application response supports the principal of redevelopment and additional height in the form of a residential tower.

Opportunity to acquire additional adjoining land from London Borough of Southwark by separate negotiation.

Offers are invited for our client’s freehold and leasehold interests.
Site context and local development

1. Camberwell on the Green (Frasers Property)
   101 unit residential scheme
   Completed 2017

2. The Gallery (Peabody)
   66 unit residential scheme
   Under construction

3. Wing (Hyde Group)
   164 unit residential scheme
   Under construction

4. Crown Street Depot (Paragon ASRA Housing)
   69 unit residential scheme
   Under construction

5. Elmington Green Phase 3 (Bellway Homes)
   Three sites totalling 247 residential units
   Under construction

6. Camberwell Fields (Notting Hill Housing)
   279 unit residential scheme
   Completed 2016
Camberwell Green Magistrates’ Court is located on the northern edge of the centre of Camberwell, adjacent to Camberwell Green, a large London garden square. The surrounding area is predominantly residential in character with the new Camberwell Library located immediately to the south of the site. There has been extensive improvements to local public realm and Camberwell Green as part of the recent redevelopment of the library.

The site is in the close vicinity to the variety of amenities, retail, bar and restaurants within the centre of Camberwell.

**Transport**

Benefits from a Public Transport Accessibility Level (PTAL) of 5/6a.

Denmark Hill is the nearest train station, providing access to London Overground, Thameslink and South Eastern rail services to central London.

Denmark Hill provides access to Elephant & Castle, Victoria, Farringdon, St Pancras International, Shoreditch High Street and London Bridge all in under 25 minutes.

The site benefits from the numerous local bus routes which run from Camberwell Road, less than 200m to the west of the property.
The existing site is occupied by the Camberwell Green Magistrates’ Court building.

The current court building comprises 131,747 sq ft GIA over two basement levels, ground and eight upper floors. A measured survey is available on the dataroom.

The plan above shows the extent of HMCTS’s freehold and leasehold ownerships and land owned by London Borough of Southwark which presents additional development potential.

HMCTS freehold land (outlined in red)
Site area: 0.66 acres (0.27 hectares)
This land is held freehold by HMCTS, registered with the Land Registry under title number SGL75262, and will be transferred to the buyer upon completion.

HMCTS leasehold land (outlined in blue)
Site area: 0.25 acres (0.10 hectares)
This land is held leasehold by HMCTS on a lease expiring 27th March 2168, registered with the Land Registry under title number SGL60296. The leasehold interest will be transferred to the buyer upon completion.

The freehold is owned by London Borough of Southwark (LBS), who have indicated that they would be prepared to discuss a sale of this land by separate negotiation.

LBS freehold land (outlined in yellow)
Site area: 0.23 acres (0.09 hectares)
This land is owned by London Borough of Southwark, who have indicated that they would be prepared to discuss a sale of this land by separate negotiation.

The land currently comprises highways land but these roads are significantly wider than would be expected in a typical residential setting. A plan of a more appropriate proposed road layout is available on the dataroom.
Planning

- The site lies within the administrative boundary of the London Borough of Southwark.
- The building currently comprises court use with ancillary office accommodation (Use Class D1).
- There are no statutorily or locally listed buildings on the site and the site does not fall within a Conservation Area.
- Two pre-application schemes were submitted, one on HMCTS freehold land only and one on the wider site incorporating additional land owned by London Borough of Southwark.
- Positive pre-application feedback has been received from London Borough of Southwark on the two residential-led schemes submitted.
- Pre-application response supports the principal of redevelopment and additional height in the form of a residential tower.
- Further detailed planning information is available to download from the datasite, including a planning opportunities document prepared by JLL, pre-application submission documents and a formal pre-application response from London Borough of Southwark.
Title
The property is held freehold, registered with the Land Registry under title number SGL75262.
The freeholder also holds a long leasehold interest over part of the basement car park from London Borough of Southwark expiring in 27th March 2168. This lease is registered with the land registry under title number SGL60296.

EPC
An EPC has been prepared for the building and is rated E (116). A copy of the EPC and recommendation report is available to download from the dataroom.

Viewings
Viewings are strictly through prior appointment only via the vendor’s sole agent, JLL. Please contact Sarah Pickersgill 0207 087 5096 to arrange.

Offers
Offers are invited for our client’s freehold and leasehold interests.

Overage / Clawback
Please see the bid proforma for details.

VAT
We understand that the property is not elected for VAT and therefore VAT is not payable on the purchase price.

Further Information
Please visit our dedicated dataroom to download further planning, legal and technical information.
http://hmcts-courtdisposals.live.jll.com/camberwell

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