



For Sale

The Observatory, Woolwich SE18 4BN

- Located in close proximity to Woolwich Dockyard and Woolwich Arsenal rail stations;
- Grade II listed building with potential for residential refurbishment or redevelopment, subject to necessary consents;
- Freehold interest.



Defence
Infrastructure
Organisation

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Highlights

- Freehold for sale by informal tender;
- Suitable for residential and/or commercial redevelopment, subject to the necessary consents;
- Site extends to c. 0.65 acres (0.26 hectares);
- Located 800m from Woolwich town centre;
- Ancillary building to the wider Royal Artillery Barracks site extending to approximately 2,236 sq ft (GIA);
- Grade II listed;
- Unconditional offers invited.

Deadline for offers: 12 noon on Thursday 25th April 2024.



Opportunity

The sale of the property known as The Observatory provides an excellent opportunity to acquire an existing Grade II listed building, situated in Woolwich, southeast London for residential and/or commercial redevelopment. The site extends to c. 0.65 acres (0.26 hectares).

Description

The Observatory is a Grade II listed building over lower ground and ground floors extending to 2,236 sq ft (GIA). The property has been in continual use by the Army since it was built in 1838. It has recently been vacated and was last used as welfare facilities. The property has an EPC rating of C (66).

Tenure

The freehold is held by The Secretary of State for Defence and registered under title number TGL257583. 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.

Planning

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

The current lawful use of the Site is considered to be Class C2a (secure residential institutions) given that it is ancillary to the wider Royal Artillery Barracks, Woolwich site. The property is now surplus to future military requirements, and as such, we consider the building and its curtilage provide a unique opportunity for a variety of different uses to be delivered in the future.

There is demonstrable and significant need in the Borough to ensure that the delivery of small sites contribute to the supply of housing land and thus residential uses are considered an appropriate use, subject to satisfying other policies within the Development Plan.

In addition, the property provides a unique opportunity to provide a range of future uses, including commercial, workspace, retail and food & beverage offers. As such, we consider there to be potential to negotiate a change of use at the site.

The Council's latest Local Development Scheme (2019) identifies that a Supplementary Planning Document (SPD) for the wider 'Woolwich Barracks' site is due to be prepared imminently. This forthcoming SPD is still at an early stage of preparation, and the DIO's team is engaging with Council planning officers on an ongoing basis concerning preparation of this document.

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

VAT

The site is not elected for VAT.

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 james.lineham@avisonyoung.com

Offers must be received no later than 12 noon on Thursday 25th April 2024.





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 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.

Supporting information

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

- Heritage Statement
- Arboricultural Appraisal
- Radiological Survey
- UXO Verification Assessment
- AY Planning Appraisal
- AY Building Condition Report
- Energy Performance Certificate
- Land Quality Assessment
- Measured Survey including Floor Plan
- Disposal Red Line Boundary

To access this information please click on the link below: www.avisonyoung.co.uk/theobservatory

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

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- 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.

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