



THE GABLES

BLACKHEATH · SE3

2-4 BLACKHEATH PARK, BLACKHEATH, LONDON SE3 9RR

INTRO

KEY INFORMATION

GALLERY

FOCUS ON

Blackheath

FOCUS ON

Greenwich

FLOORPLANS

CONTACT



INTRODUCTION

The sale of The Gables offers the discerning purchaser a particularly rare opportunity to acquire a substantial property of local importance on a prime, 1.25 acre plot in an exclusive private estate. Designed by Sir Aston Webb, and constructed as two separate residential dwellings in the late 1890s, the buildings were joined and converted to a care home in 1952. The property operated until December 2019, but is now vacant and surplus to requirements.

The Gables occupies one of the largest unbroken plots on the prestigious Cator Estate, and boasts a frontage of more than 60m. Now loosely arranged as apartments, the accommodation is predominantly arranged over two storeys and extends to in excess of 12,000 sqft. Whilst much of the original external character remains, several extensions have been added, and the interior requires modernisation. The property will undoubtedly appeal to a wide variety of purchasers and appears suitable for continued C2 use, reversion to private residence(s) or conversion into residential apartments. Please note that covenants prevent the use of the property as a school, offices or similar, and as such only interest for C2 or C3 use will be entertained.

- Attractive, characterful period buildings in a prime location
- In excess of 12,000 sqft of accommodation
- South facing 1.25 acre plot
- Lawful C2 use (residential institution)
- Originally built as two residential dwellings
- Frontage in excess of 60m
- Potential for reversion/conversion to residential use (STPP)
- OIRO £5,000,000 F/H

Please note the red outline shown above is purely indicative; refer to title plan for true boundary

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LOCATION

The Gables occupies a prime, south facing plot extending to approximately 1.25 acres at the Western end of Blackheath Park. The property sits within both the Blackheath Park Conservation Area, and the private Cator Estate. Blackheath's popular village is within a few hundred yards and offers a cosmopolitan array of independent boutiques, cafes, bars and restaurants. Other local facilities include the Blackheath Concert Halls, Conservatoire, The Blackheath Hospital and of course the famous Heath itself. Blackheath Station is within 0.2 miles and offers regular services to London Bridge, Charing Cross, Cannon Street and London Victoria. Blackheath also offers a choice of private day nurseries, prep and senior schools.

STATUS

Having been operated as a care home since the 1950s, The Gables has lawful C2 use (residential institution). The buildings are noted on Greenwich Council's Heritage List, and the entire site sits within both the Blackheath Park Conservation Area and the private Cator Estate.

PLANNING

No recent planning history exists, although our clients have held pre-application discussions with Royal Greenwich in order to understand the council's position on any change of use or development potential. A copy of the formal pre-application response is contained within our marketing pack, but in summary, Greenwich would in principle support an application for the reversion of the existing buildings to two private residential dwellings, the creation of a single large home or the conversion of the buildings to self-contained apartments. Given their heritage status, both the Local Authority and Cator Estate will strongly resist any proposal for the demolition of the existing buildings, and further back land development is considered inappropriate.

SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

TERMS

Offers in the region of £5,000,000 are invited for the vacant freehold interest. Our client's distinct preference is for an unconditional sale. A deadline for offers is likely to be set and therefore interested parties are advised to contact our offices for further information in this regard.

VAT

We understand that VAT is not applicable in this matter.

EPC

The property sits within band C. A copy of the EPC is contained within our marketing pack; available on request.

VIEWINGS

Internal viewings will be held on set viewing days subject to compliance with Acorn's Covid policy. Please note that the number of attendees and the duration of each viewing will be strictly limited. Please contact our offices on 020 8315 5454 for further information. Security is in place and as such there is to be absolutely no unauthorised access onto the property or grounds at any time please.



Rear of No. 2



Rear of No. 4 and Coachhouse

GALLERY



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FOCUS ON BLACKHEATH

One of London's last remaining villages, you don't have to spend long in Blackheath to understand why it's such a sought-after corner of the Capital - with its stunning Georgian and Victorian architecture, wide variety of local restaurants and shops, great transport connections, and of course its crowning feature, the open expanse of the heath itself.



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FOCUS ON GREENWICH

A Royal Borough steeped in history, Greenwich is home to several world-renowned attractions including the stunning Greenwich Park; a World Heritage Site, with amazing views over London, The Meridian Line, Cutty Sark, Royal Observatory, Planetarium, the Old Royal Naval College and Greenwich Market to name just a few.



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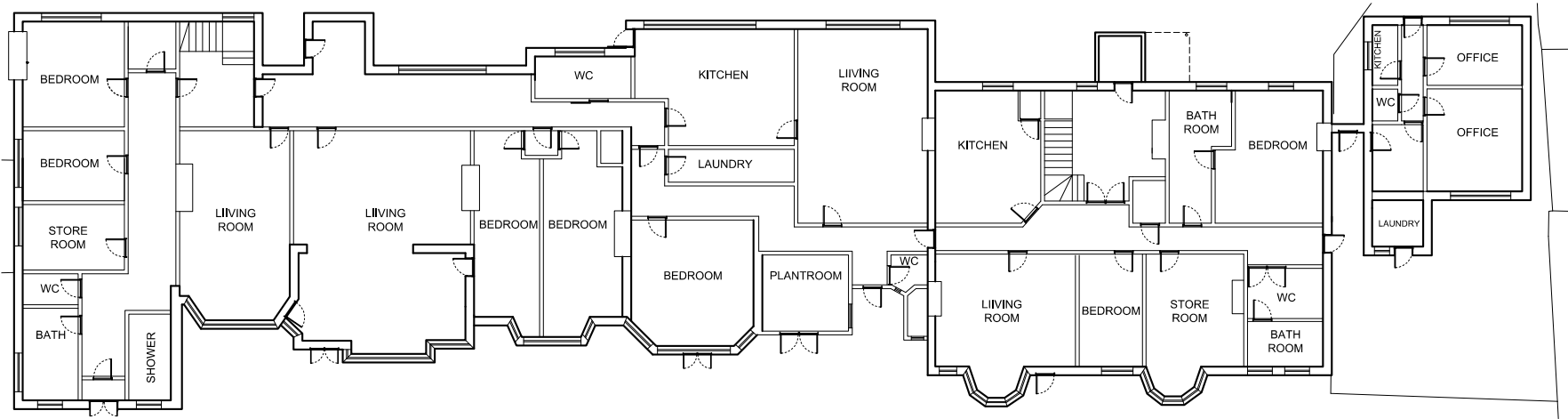
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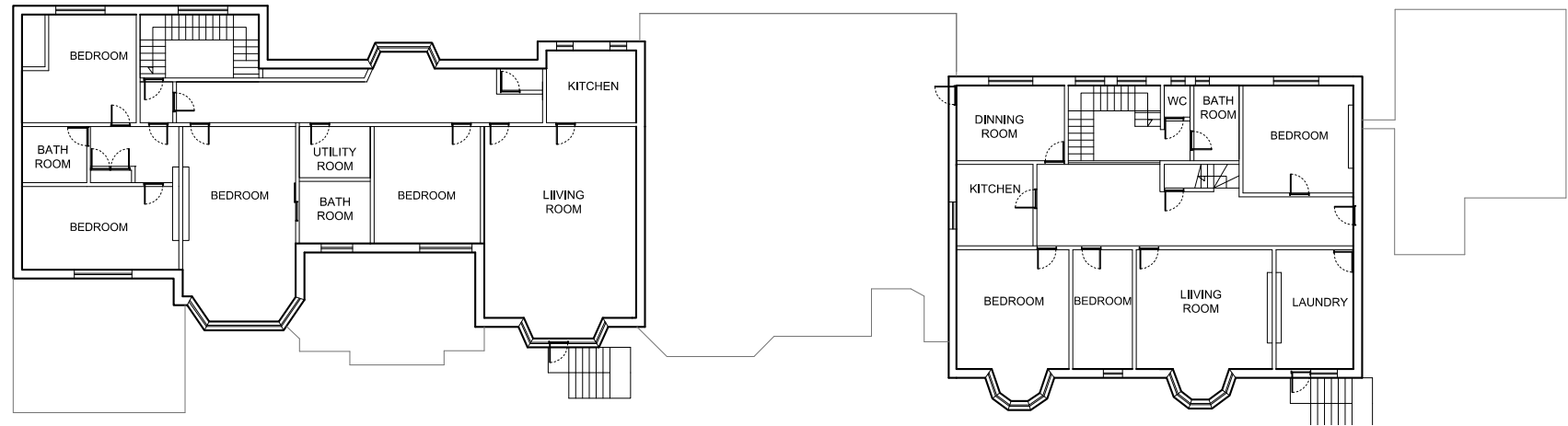
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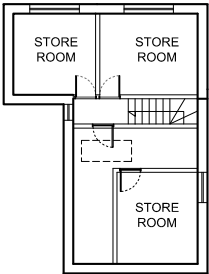
FLOORPLANS



GROUND FLOOR – 668.6 SQM



FIRST FLOOR – 407.8 SQM



SECOND FLOOR – 47.4 SQM



BLACKHEATH STATION

LONDON BRIDGE

in 14 minutes

LONDON CANNON STREET

in 21 minutes

LONDON CHARING CROSS

in 25 minutes

LONDON VICTORIA

in 27 minutes

CONTACT

For more information contact:



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