

## FOR SALE



# DULWICH HAMLET FC EDGAR KAIL WAY, DULWICH, LONDON SE22 8BD

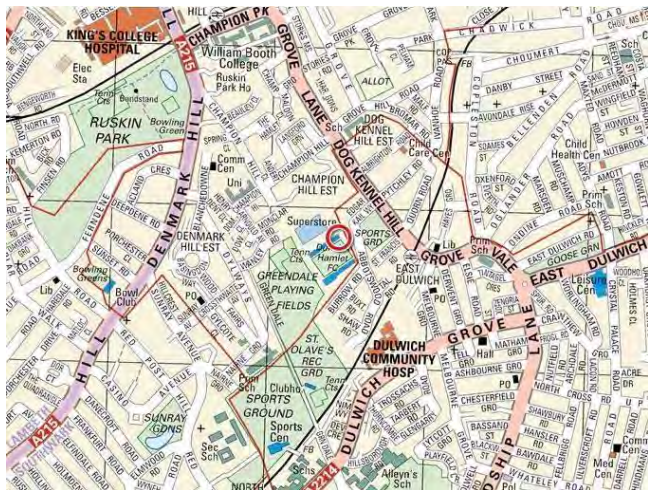
## STRATEGIC DEVELOPMENT OPPORTUNITY 1.7 HECTARES (4.2 ACRES)

- Dulwich Hamlet Football Club represents an exciting strategic residential development opportunity, set over 4.2 acres.
- Located in LB Southwark, within a 2 minute walk of East Dulwich Train Station, and located in a relatively high value residential area.
- The “pitch” element of the site is allocated in the Southwark UDP as “Other Open Space”.
- The site is to be sold with a simultaneous assignment of a lease expiring in March 2015 over adjoining Metropolitan Open Land.
- Subject to obtaining the relevant statutory consents the site would suit high quality residential development, and which would be linked to the relocation of DHFC on to the adjoining MOL.
- The preferred method of sale for the freehold is an outright sale, and on an unconditional basis.

## Location

Sat Nav Ref: SE22 8BD

Dulwich Hamlets Football Club (DHFC) is situated adjacent to a large Sainsbury's superstore at the foot of Dog Kennel Hill, between East Dulwich, Denmark Hill and Camberwell, in the London Borough of Southwark. The stadium lies behind an area of open public space (Park land) and in front of an area of Metropolitan Open Land (M.O.L.), known as Greendale Playing Fields.



East Dulwich rail station is within 2 minutes walk from the club, giving access into several main line termini (including London Bridge which takes between 12 and 16 mins), and there are numerous bus services from Dog Kennel Hill.

The area now boasts a vibrant mix of restaurants and bars, and extensive shopping facilities at Lordship Lane.

- East Dulwich BR – 0.1 miles
- Dulwich Park – 0.5 miles
- Lordship Lane shops – 0.3 miles

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## Description

The site is a 1.7 hectare (4.2 acre) area of land surrounded by a mixture of new and established residential development.

The area has a low percentage of new developments due to the lack of available development land, thus the majority of housing is from the Victorian and Georgian era.



The subject site is arranged as follows:

- Football pitch (known as Champion Hill) - 0.79 ha.
- Terrace and bar area, gymnasium, and squash courts – 0.71 ha.
- To the east of the pitch and included within the sale is 0.2 ha surface car park, currently unallocated in the local plan.

The stadium is home to Dulwich Hamlet FC and shared with Fisher Athletic. DHFC currently play in the Ryman League Division One South and have played at this level since their relegation from the Premier Division in 2000-01.

The gymnasium is known as Hamlets Health Club and currently has a turnover of approximately £25,000 per month.



#### Rateable Values:

- DHFC, (“Sports Ground and Premises”): £34,000.
- Radio Mast, (“Communication Station & Premises”): £20,000.

## Football Club Ownership & Occupation

The shareholding in Dulwich Hamlet Football Club is as follows:

- 97% Nicholas McCormack as a beneficiary to Sami Muduroglu.
- Circa 3% supporters.

#### Occupation:

- DHFC has the benefit of a two year lease (from 20/05/2008 to 19/05/2010) on the ground at an annual rent of £100,000 pa.
- 6 month rolling land only break clause.
- Contracted outside the 1954 Landlord & Tenant act.

There is a first right of refusal in favour of the council in the event that DHFC dissolves.

## Greendales Playing Field

Adjoining the football club to the west is an area of land known as Greendales/ Green Dale Sports Field. This is zoned as Metropolitan Open Land in the Local Plan and designated as a sports ground.

This land is critical to any proposals on the Champion Hill/DHFC site.

Dulwich Hamlet Football Club Ltd has a 21 year lease with a rent of £10,000 pa over Greendales (10.5 acres), and which will be due for renewal in March 2015. The freeholder is Southwark Council.

The Greendales land consists of a Football Pitch Astroturf (with floodlights) and grassland. It is currently fenced off to the public and used solely by DHFC who run a 6-a-side football league on the astroturf pitch.

The land contains no features of landscape, historic, nature conservation or habitat interest



## Planning Policy

The UDP identifies the football club as:

- Other Open Space (football pitch only).
- Within an Urban Density Zone
- Within an Air Quality Management Area

Appendix 14 of the UDP further clarifies the Other Open Space allocation, naming it as “Dulwich Hamlet” (OS187), being a sports ground extending to some 0.79ha.

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## 2003 Appeal Decision

In 2002 a planning application (APP/A5840/A/02/1098655) was submitted for a Homebase DIY store on the site of the Champion Hill football stadium with a linked application to relocate the football stadium onto the Greendales site. The application was refused at committee despite being recommended by officers, and in the subsequent appeal in 2003 the Inspector suggested that he would be mindful to consent the development of the stadium site, but was **unable to justify the new stadium proposal on Greendales, and considering that the two applications were linked the appeal was refused.** At the time the football pitch was not protected by the “Other Open Space” allocation. The Appeal Decision is available on request.

It is interesting to note his comments on the proposal for redevelopment of the stadium site and also to note that there were no highways issues raised for a scheme that would attract a significantly high number of vehicle drops.

## Emerging LB Southwark LDF

Representations have been made on two adjoining sites:

Greendales – we understand a representation for the Core Strategy has been made on the Greendales land (Map N32 ([http://www.southwark.gov.uk/Uploads/FILE\\_44041.p](http://www.southwark.gov.uk/Uploads/FILE_44041.p)

df). The proposed designation is for a Site of Nature Conservation Importance (SINC). This change was consulted on in the preferred options stage and it has been carried through to the publication version. The council have stated that they do not feel the designation would preclude the site being used for sports use if it is designed properly. The designation was based on evidence and requests from Southwark’s Ecology Officer.

Sainsburys – the next door supermarket has had a representation made on it for new housing - Site no. 130.

In addition a representation for the LDF Core Strategy is being prepared on behalf of DHPD Ltd (vendor) on the Car Park site (outlined below) for new housing. The land is not allocated in the UDP and is suitable for mid rise residential accommodation.



An indicative Open Architecture residential scheme for the Car Park site is available on request. It comprises 72 apartments, from 4 to 6 storeys and which totals 6,363 m<sup>2</sup> GEFA.

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## Planning Strategy

The strategy for facilitating a potential redevelopment of the football club site is linked to the development of the Greendales fields for an enhanced sporting and ecological zone for the local community coupled with the relocation of the DHFC on to Greendales. A similar strategy was employed to facilitate the development of the Sainsburys – DHFC was previously located on the site of the Sainsburys.

The new DHFC pitch is proposed on the site of the current astroturf pitch.

These proposals would be a dramatic improvement on existing Greendales land.



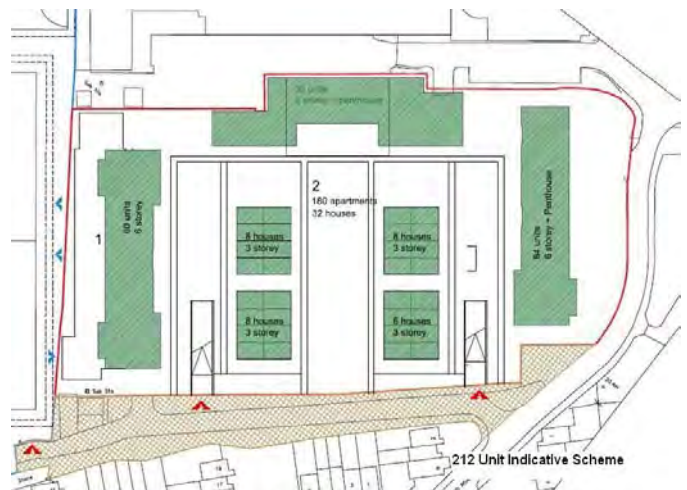
Our view is that a part flatted, part housing scheme is best suited to the Football Club site. Obviously this would result in a net loss of Open Space but the material benefits of the Greendales sporting and ecological zone would be one of the major arguments for this loss and for the site to come through the LDF as a windfall site.

## Development Potential

Subject to achieving firstly the Greendales sporting zone permission and then the principle of redevelopment on the Football Club site, a number of residential led schemes have been drawn up for the property:

- 72 apartments on the 0.5 acre “Car Wash” site.
- 212 units (32 houses and 180 flats) on the entire 4.2 acre site.
- 400 unit apartment scheme on the entire 4.2 acre site.

These indicative schemes are available on request.



## Legal

A Section 106 Agreement dated 16 October 1990 made between (1) London Borough of Southwark (2) J Sainsbury plc and (3) Kings College London contains a covenant that restricts the use of the Property to only recreational, leisure or educational purposes.

The Agreement also contains a covenant that if the Property ceases to be used for leisure, recreational or educational purposes, the owner of the Property must first offer a lease of the Property to Southwark Council on **reasonable open market terms**. If the Council refuses the offer or fails to accept the offer within 3 months of receipt of the offer, then the Property can be marketed on the open market.

Although the 1990 Agreement restricts the current use of the land, there are indications that the Council is open to releasing this covenant. A Section 106 Agreement that was entered into on 21 May 2003 (and noted on the property's title) contained provisions for the said covenants to be released once the development envisaged by this Section 106 Agreement (i.e. the construction of a Homebase store) was implemented and on condition that a playing field was provided on an alternative site belonging to the Council. Although this development proposal has not been implemented and therefore the covenant referred to above is no longer in force, there is at least a precedent to show the Council's willingness and the fact it was entered to reasonably suggests that the Council would remove the restriction on the land should an acceptable development proposal be put forward.

At the time of the proposed development of the site for a Homebase store, the council were prepared to waive the Obligation in return for the construction of a new stadium to re-house the football club.

There are various rights which others enjoy over parts of the Property and also leases of an electricity sub-station site and a telecoms mast as well as a short term lease to Dulwich Hamlet Football Club Limited. Also a carwash is being operated in the car park

which the owner of the Property considers can be terminated on one week's notice.

## Method and Structure of Sale

The sale is to be conducted via an informal tender.

Offers are invited on the following preferred basis:

1. Outright sale.
2. Unconditional on planning.
3. Simultaneous assignment of the DHFC lease over the Greendales land.

Offers subject to planning overage provisions will also be considered.

## Further Information and Access

For any other queries please contact:

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