



FREEHOLD FOR SALE

OVALHOUSE

52 - 54 Kennington Oval
London SE11 5SW
www.ovalhousesale.co.uk



EXECUTIVE SUMMARY

In late 2019 the Ovalhouse Theatre will be moving to new premises on Somerleyton Road, Brixton. A new theatre is being developed as part of the wider Somerleyton Road project, being led by the London Borough of Lambeth.

To facilitate the move to Somerleyton Road, the Trustees of Christ Church (Oxford) United Clubs, as freeholder, have elected to dispose of its interest at the Oval.

The freehold extends to some 0.2 hectares (0.5 acres) and comprises the Ovalhouse Theatre and the White House. The properties are offered jointly or severally.

It is the preference of the Trustees that the disposal is undertaken on an unconditional basis (subject to contract only) with completion of the theatre to take place in Spring 2019. Completion of the sale of the White House could take place earlier than the theatre.

THE OPPORTUNITY

- Freehold redevelopment opportunity
- 0.2 hectares (0.5 acres) central London development opportunity
- Adjacent to the world famous Kia Oval Cricket Ground
- Potential for a variety of uses, subject to statutory consents
- 2 minutes' walk from Oval Underground station (10mins to the City and the West End)
- Easy access to the extensive leisure facilities of Kennington Park
- Unconditional freehold disposal, site offered as a whole or in two parts



THE KIA OVAL CRICKET GROUND

OVAL TUBE STATION

OVALHOUSE THEATRE





THE OVALHOUSE THEATRE



THE MOVE



Somerleyton Road, Brixton - New Premises

The Ovalhouse theatre is a lively theatre and arts centre on the Kennington Oval. For the past 50 years it has been part of the London fringe, providing development and performance space to experimental, radical and overlooked artists. Today Ovalhouse is known for theatre, performance and participation that speaks to a world beyond the mainstream. Ovalhouse is a leader in its field for organisations involved in creative participatory work with children and young people, and continues to be a vital home for boundary-pushing art, artists and audiences with an eye on the future.

The roots of Ovalhouse can be traced back to the 1930s and its foundations, as Christ Church (Oxford) United Clubs, by the graduates of Christ Church, Oxford. A hotbed of artistic activism over the last five decades since it began, Ovalhouse has seen the social and artistic ideals it has aspired to become widely accepted as the model for a better society. It has sheltered social and political movements staffed by the stage and screen stars of the future, pursued an unerring agenda for positive artistic, political and social change and, once, stabled a donkey in the Theatre Upstairs.

In 2019 the Ovalhouse Theatre will be moving to new premises on Somerleyton Road, Brixton as part of the Somerleyton Project. This project is the local community (Ovalhouse Theatre & Brixton Green) and Lambeth Council coming together, creating a development where both businesses and the community can work and thrive together in central Brixton.

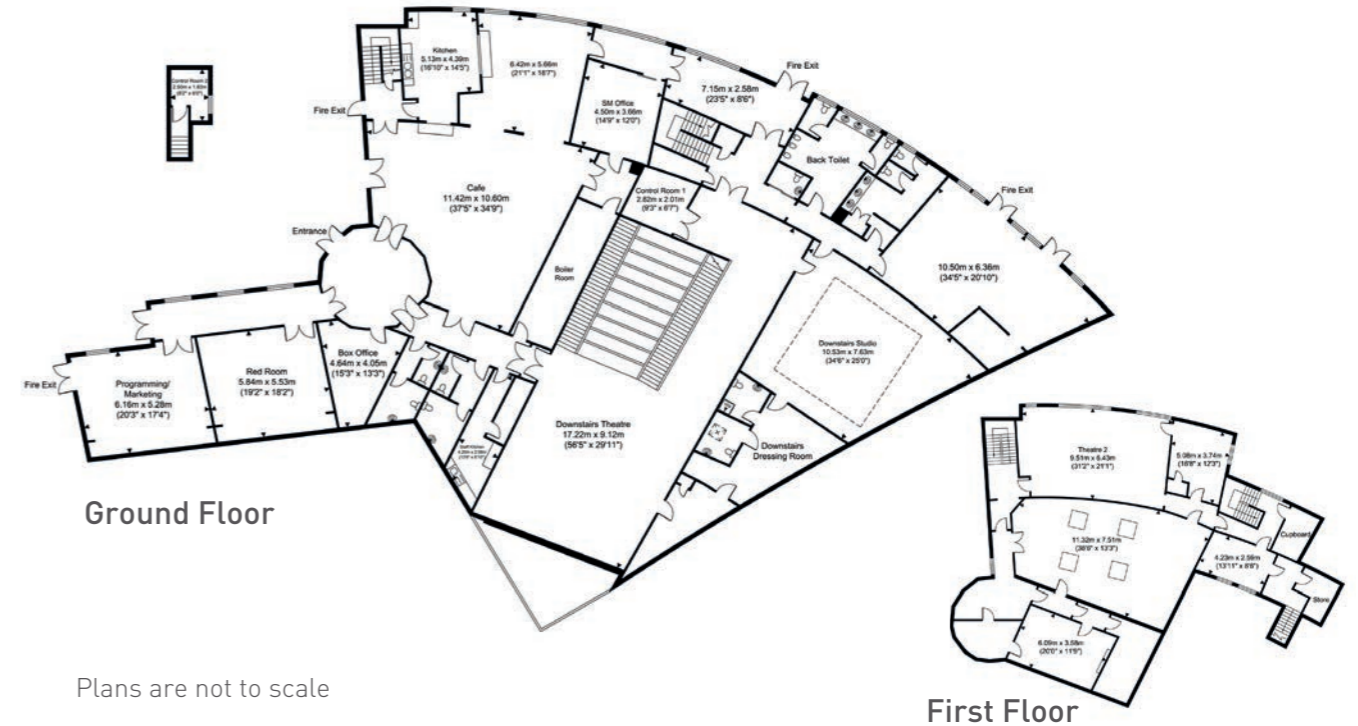
The Ovalhouse Theatre is very excited to be part of this wider project due to its community involvement. More information can be found at www.ovalhouse.com/Ovalhouse-in-Brixton

Some notable artists who have performed at the theatre Pierce Brosnan, Stella Duffy, Tamsin Grieg, Jim Sweeney, Steven Berkoff, Howard Brenton...to name a few.



Ovalhouse Theatre

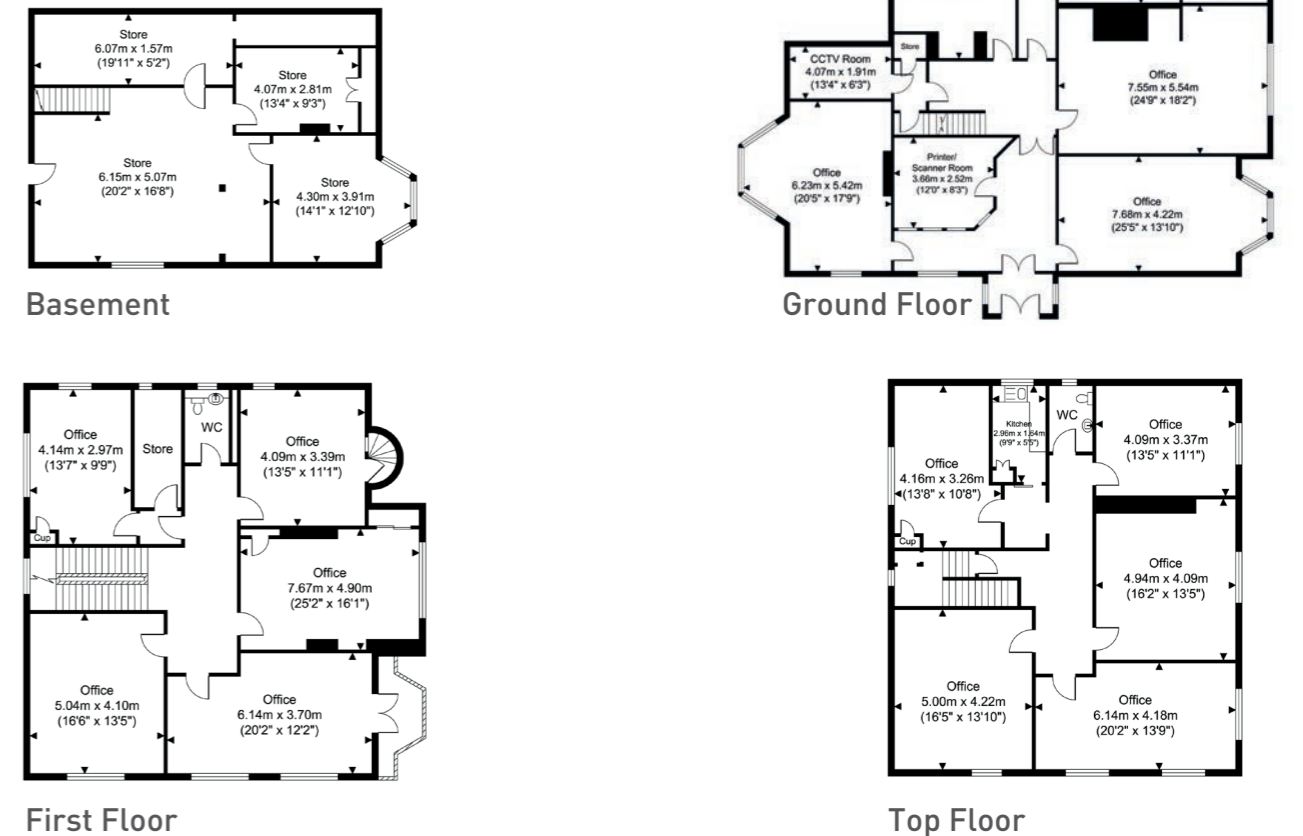
Approx. Gross Internal Floor Area 10,690 sq ft / 993 sq m



Plans are not to scale

The White House

Approx. Gross Internal Floor Area 6,062 sq ft / 563 sq m



Plans are not to scale

A planning statement and indicative residential scheme can be found on the on-line data room



The Grade II Listed building is located adjacent the Ovalhouse Theatre and is multi-let. Tenancy information is included in the documents section of the on-line data room.



Bernard 'Monty' Montgomery (November 1887 – March 1976)

The White House was the birth place of Viscount Montgomery of Alamein otherwise known as 'Monty'. Serving in both the First and Second World Wars, Monty is most famous for commanding the British Eighth Army in north Africa during WWII. Under Monty's leadership the Allies forced Rommel to retreat from Egypt after the Battle of El-Alamein. Among his many honours and awards, his statue stands outside the Ministry of Defence in Whitehall.

The Ovalhouse site is within walking distance of Oval underground station (Northern Line) and Vauxhall underground (Victoria Line) and mainline services (Southwest Trains).

There are also a number of bus routes available that connect to Vauxhall, Victoria, Paddington and Lewisham. The site has a PTAL rating of 6b. The level of rating is considered 'the best' in the Greater London area.

THE KIA OVAL CRICKET GROUND



The Kia Oval Cricket Ground, one of the oldest and most historic cricket grounds in the world, is located immediately adjacent to the Ovalhouse Theatre. The iconic ground has been the home of Surrey County Cricket Club since it opened in 1845.

The ground plays host to international and first class cricket throughout the summer and a wide range of events, conferences and meetings year round. The ground became just the fourth ground in the world to host 100 Tests when England hosted South Africa in July 2017.



NINE ELMS REDEVELOPMENT

VAUXHALL PARK

TATE BRITAIN

NEW US EMBASSY

VAUXHALL STATION

WESTMINSTER PALACE

OVAL TUBE STATION

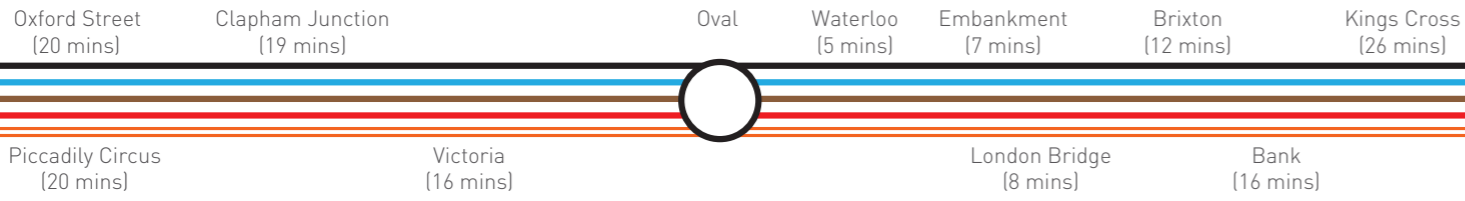
KENNINGTON PARK

OVALHOUSE THEATRE

BATTERSEA POWER STATION

THE KIA OVAL CRICKET GROUND

TRAIN AND TUBE TIMES FROM THE OVAL STATION



As per the TFL Travel Planner



Oval Tube Station	0.1 miles	2 minutes walk
Vauxhall Tube Station	0.5 miles	10 minutes walk
Kennington Tube Station	0.6 miles	11 minutes walk
Waterloo Station	1.6 miles	30 minutes walk



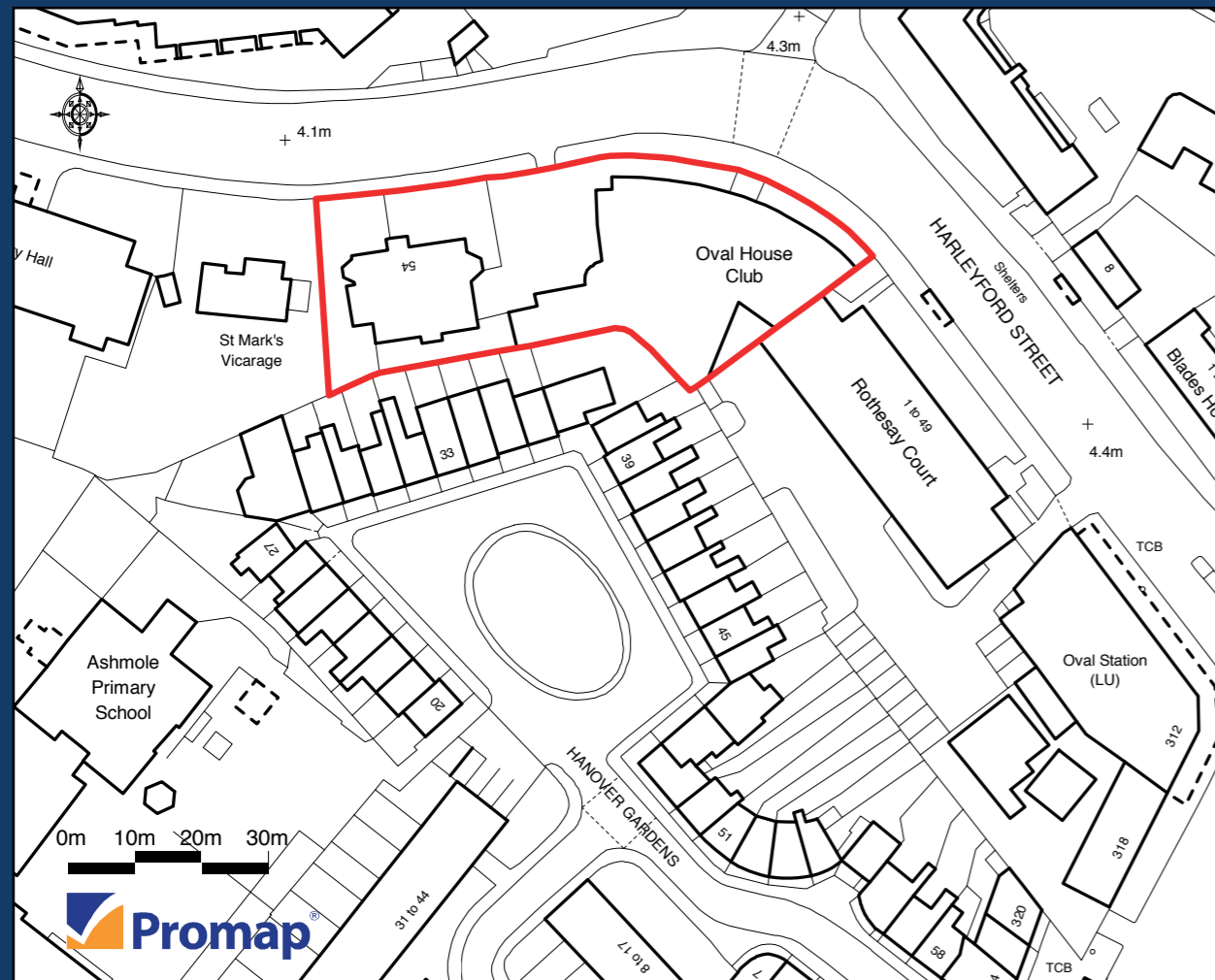
The site is located within the London Borough of Lambeth. It is not located in a Conservation Area; however the residential properties to the rear are located within the St Mark's Conservation Area. The White House is a Grade II listed building.

All related documents and additional information can be found on the data room.

GROUND CONDITIONS

No testing of the ground conditions have been carried out. The theatre has been informed by Transport for London (TfL) that part of the Northern Line extension will pass directly under the Ovalhouse Theatre (Notice and plans included on the data room).

Interested parties are invited to review information contained in the data room and to make their own enquiries in this matter. Parties are further advised that the Effra Combined Sewer Overflow (CSO) is also understood to pass under the site. More information on both of these matters is contained in the online data room.



Not to scale. Plan is for indicative purposes only.

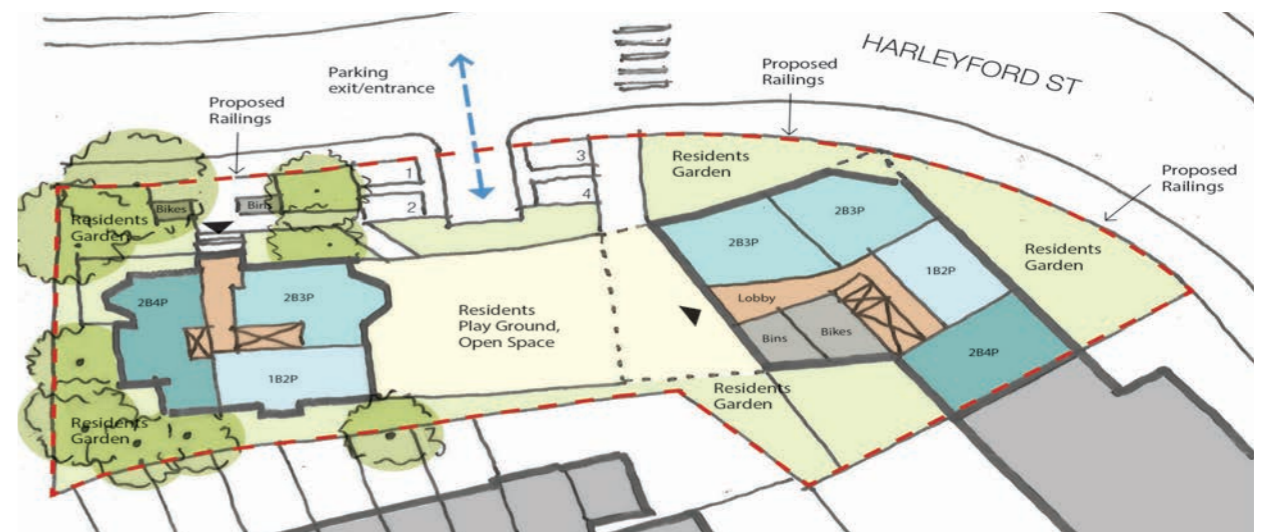
A feasibility study has been undertaken based on a new build for Ovalhouse Theatre and residential conversion for the White House. The full feasibility, which can be found on the data room, has been submitted to LB Lambeth as part of the planning pre-application. The officer's response to the pre-application will be shared with interested parties.



Oval Concept / Street View



Oval Concept / Massing



Oval Concept / Residential Floor Plans

Total Units: 38 Total NIA: 2,372sq m / 25,523 sq ft



Kennington Road



Vauxhall Park



Kennington Station



Vauxhall Park

METHOD OF SALE

The properties are offered for sale jointly or severally, by way of informal tender, strictly subject to contract only.

Due to Ovalhouse Theatre requiring the use of the current facilities, the sale of the theatre will be subject to a delayed completion. The completion of the White House could be facilitated earlier than this time.

Timing

Parties are expected to exchange contracts, with a 10% deposit non-refundable deposit, within 4 weeks of agreeing Heads of Terms.

Further Information

The following information is also available;

- Title information
- Planning documents
- Energy Performance Certificate (The Ovalhouse Theatre)
- Structural survey
- Asbestos survey
- Drainage survey
- Rights of light survey
- Indicative design study

To digitally view the White House using the 'Dollhouse' function please use the following link www.ovalhousesale.co.uk/whitehouseview

VAT

The property is elected for VAT.

SUBJECT TO CONTRACT

Note: GL Hearn Limited ("GL Hearn"), for itself and as agent for the vendors or lessors (the "Seller") of this property, gives notice that (1) These particulars do not constitute any part of an offer or a contract (2) Whilst every attempt has been made to ensure accuracy, this cannot be guaranteed and, therefore (save as set out at (6) below), (a) all statements and descriptions in these particulars as to this property are made without responsibility or liability on the part of GL Hearn or the Seller, (b) no such statements or descriptions are to be relied on as statements or representations of fact and GL Hearn and the Seller exclude all liability for misrepresentation (c) all measurements are approximate and no responsibility is taken for any error, omission or misstatement and (d) any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements, particulars (3) The Seller does not make or give, and neither GL Hearn nor any of its employees or agents makes or gives nor has any authority to make or give, any representation or warranty whatsoever in relation to this property. (4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and no statement is made as to the incidence of VAT. (5) No liability is accepted and no representation is made by either GL Hearn or the Seller in respect of the presence, condition, adequacy or usability of any telecommunications or computer systems or equipment at the property, any software loaded thereon, or any related cabling or infrastructure. (6) Nothing herein shall exclude any liability which either the Seller or GL Hearn would otherwise have for any fraudulent concealment or for any statements made fraudulently by it, its employees or agents. October 2017



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VIEWINGS

Viewings are strictly by appointment through GL Hearn



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