



CANTELL & CO
SALES & LETTINGS



17 The Green, Richmond

Property for sale:

17 The Green, Richmond, TW9 0QB.

Info & planning:

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17 The Green is an elegant 18th century building and has a listed status of Grade II. The property sale includes 2 A1 resident car parking spaces on / around the green.

Planning & works completed:

- a. Planning permission obtained to convert to residential from commercial
- b. Significant spend to date on professional fees + stripping out works + negotiating the removal of all conditions.

Planning application link:

http://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=16/1374/LBC

Purchase options:

Option A:

For a knowledgeable purchaser to pre-purchase. This purchaser could buy the property 'off plan' with luxury refurbishment (with client guidance) to be completed by the high end building firm of Elston Developments. Elston have an excellent reputation for quality restoration and refurbishment of signature Listed Buildings with English Heritage, Crown Estates and many more across London's most exclusive boroughs, with many awards to their name. This option would attract stamp duty at the market rate but the refurbishment would be on a cost plus model therefore potentially saving the stamp duty on the value uplift. Plus the present owner would allow customisation to the purchaser's specification.

Option B:

To take the partially developed property as it is with the existing planning consent. Relevant for either a developer or end-user experienced in refurbishing similar properties. Subject to status this option would attract 4% stamp duty on the VAT inclusive price.

History:

Occupied from 1731 to 1785 by firstly Mrs Baldwin and then by Isaac Baldwin. It was used for most of that time as a coffee-house. It was put up for sale in 1776 and was described thus:- "A desirable copyhold estate, known by the name of the Richmond Coffee- house being a most desirable situation for that branch of business; on the ground floor is a large coffee room pleasantly situated facing the Green; a bar parlour and other necessary offices, with a billiard room and kitchen detached from the house.

The first reference to its use as a coffee house is in the 1746 ratebooks and it may have been this property to which Horace Walpole referred on 14th June 1749:- "As I passed over the Green I saw Lord Bath, Lord Lonsdale, and half a dozen more of White's Club sauntering at the door of a house they had taken there, and come to every Saturday and Sunday to play at Whist."

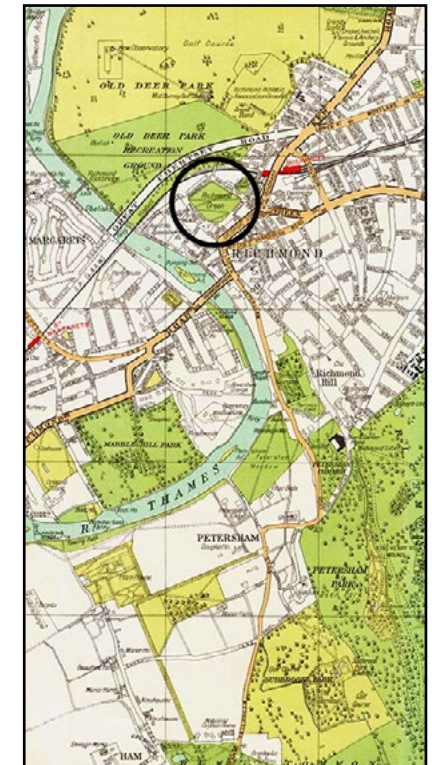
The house has been used by solicitors' firms since 1861, except for a gap of about 20 years at the beginning of the 20th century when it was used by the Richmond School of Cookery (1900-1911) and then as a boarding house (1911- 1919).

In October 1914, Leonard and Virginia Woolf moved to Richmond, where they occupied rooms in a house on the east side of The Green: number 17. Leonard describes some amusing incidents which he experienced here in the volume of his autobiography called Beginning again.

Location:

17 The Green is an excellent location in one of London's oldest and largest garden squares laid out by Henry VII.

The property looks onto Richmond Square, and is less than a five minute walk to Richmond station, the central shopping area and the river with its bars, restaurants and scenic Thames Pathway. Many leisure activities are within easy reach including the Royal Mid Surrey Golf Club a mere eight minutes walk away. Most London destinations are within a 30 minute tube or train ride.



Proposed floor plan (approved):



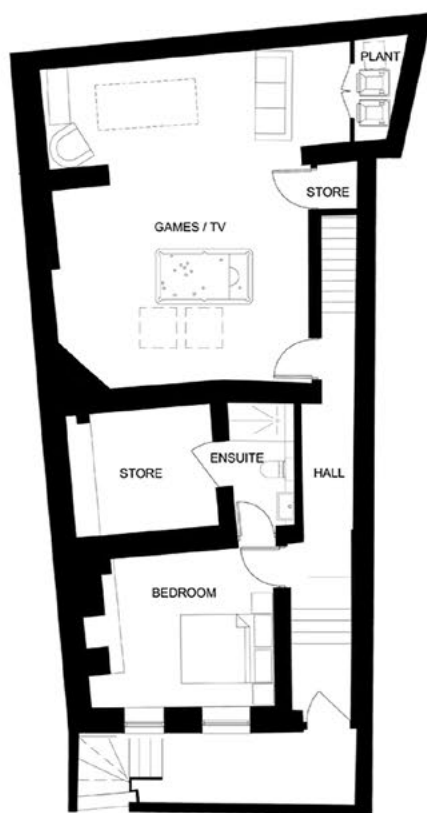
CANTELL&CO

5 Bedroom House

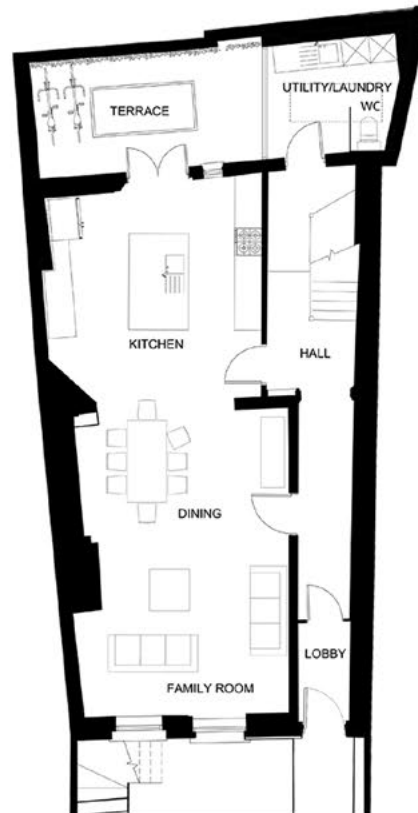
Approximate internal area:

4000ft² 372m²

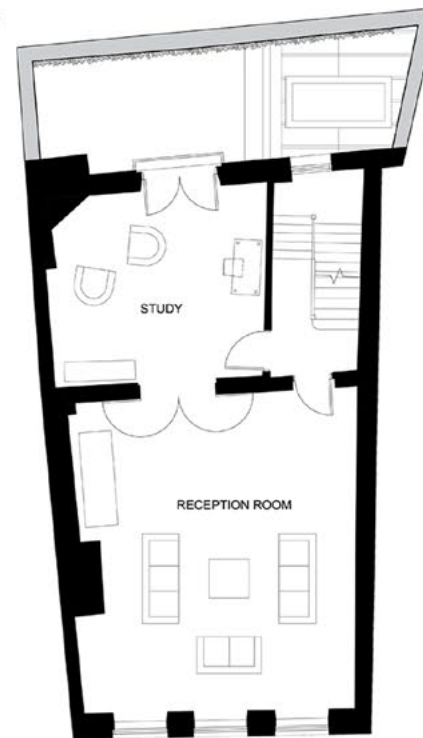
While all floor plans are measured to RICS recommended standards using state of the art measurement tools which measure the main dimensions of each room to within a centimetre, the accuracy of the overall floor plan, its measurements, representation and area are to be taken as a guide only and Cantell&co retain no legal responsibility for their accuracy. All plans are supplied as an estimated guide only.



Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

Images:

1. View of non-refurbished front elevation.
2. View of street-scape encompassing terrace.
3. View of green from outside property.



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To enquire about this property, please email Cantell&co on sales@cantellandco.com or contact us by telephone on 02089407373.