



INDICATIVE BOUNDARIES ONLY

# PLOT C

## VAUXHALL CAMPUS



**PLOT C**  
**BELMORE STREET**  
**VAUXHALL CAMPUS**  
**LONDON | SW8 2JY**

**Excellent residential development opportunity** in the Vauxhall Nine Elms Battersea Opportunity Area



## Excellent residential development opportunity in the Vauxhall Nine Elms Battersea Opportunity Area

IMAGE SOURCE: DESIGN AND ACCESS STATEMENT OCTOBER 2022



# Executive Summary

- ▶ **Conveniently located behind Wandsworth Road** with Nine Elms Underground Station and Battersea Power Station in close proximity.
- ▶ In February 2024, a **Resolution to Grant planning consent** (ref:22/04039/FUL) was achieved for the construction of a part 15/ part 24 storey tower over basement level, comprising 262 Build to Rent apartments extending to c. 162,311 sq ft /15,079 sq m (NSA) and c. 241,856 sqft / 22,469 sqm (GIA).
- ▶ **Draft S106 Agreement** indicating 36% affordable housing by habitable room, reflecting 79 residential units comprising 24 London Living Rent units and 55 Low Cost Rented units.
- ▶ In 2021, a **hybrid planning consent** (ref: 19/02643/OUT) secured detailed approval for Plot A (now completed Technical College building) and **outline approval** for up to 15,000 sq m of educational floorspace, up to 272 student beds and up to 4,570 sq m of shared workspace (across Plots B, C and D).
- ▶ Opportunity to deliver a **new residential, PBSA or co-living scheme**, subject to obtaining the necessary planning consents.
- ▶ Freehold site **extending to approximately 0.32 acres (0.13 hectares)** comprising a cleared secured site opposite the new London South Bank Technical College.
- ▶ **Unconditional on planning offers invited** via private treaty.

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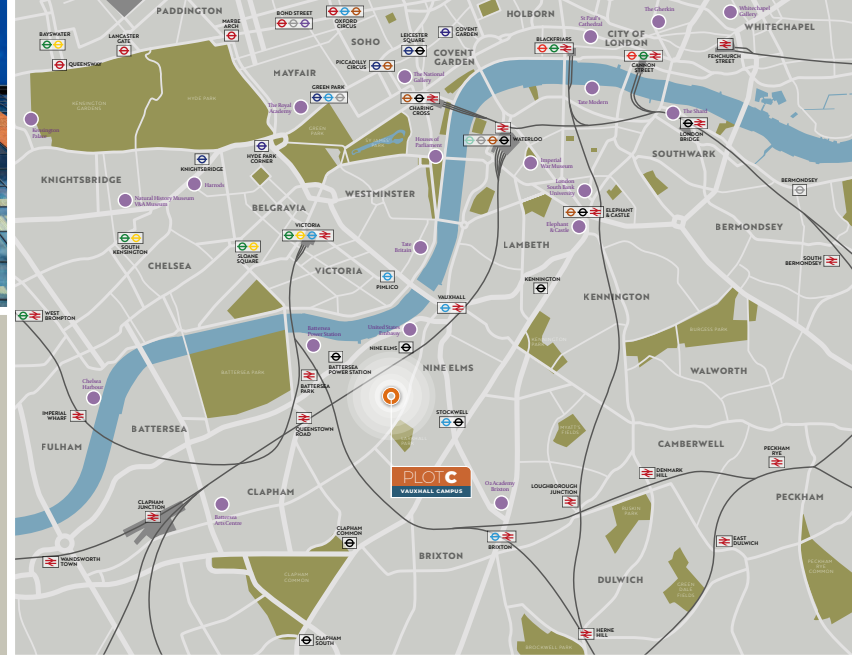
# Location

The site is located in a prominent position between Vauxhall and Nine Elms, behind Wandsworth Road, within the London Borough of Lambeth.

The site lies within the Vauxhall Nine Elms Battersea regeneration area, which has benefitted from established development in recent years including Battersea Power Station, Embassy Gardens and New Covent Garden Market. The area created is a vibrant riverside district offering a mix of residential, commercial, and leisure uses.

The site is located along Belmore Street and forms part of the wider Vauxhall Campus owned by South Bank Colleges. The site benefits from excellent transport connectivity located within Zone 1, with Nine Elms Underground Station lying just 700m (approximately a 5-minute walk) from the site providing access into Central London via the Northern Line. In addition, Vauxhall Station, is located approximately 0.8 miles north of the site providing access to overground railway services via South Western Railway into London or into Surrey and underground services via the Victoria Line.

A number of universities and higher education institutions are located in close proximity to the site including London South Bank University, London South Bank Technical College, University of the Arts, Camberwell College of Arts, University of ARTS London and King's College Hospital. The site is well placed to serve the emerging new clusters of office, retail and leisure facilities within Nine Elms and Battersea.



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# Context



APEX 1

NINE ELMS  
UNDERGROUND STATION

NEW COVENT  
GARDEN MARKET

THE SITE

LONDON SOUTH BANK  
TECHNICAL COLLEGE

WANDSWORTH  
ROAD

LARKHALL PARK

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# Description

**The site forms part of the wider South Bank College Vauxhall Campus, which is a subsidiary of London South Bank University.**

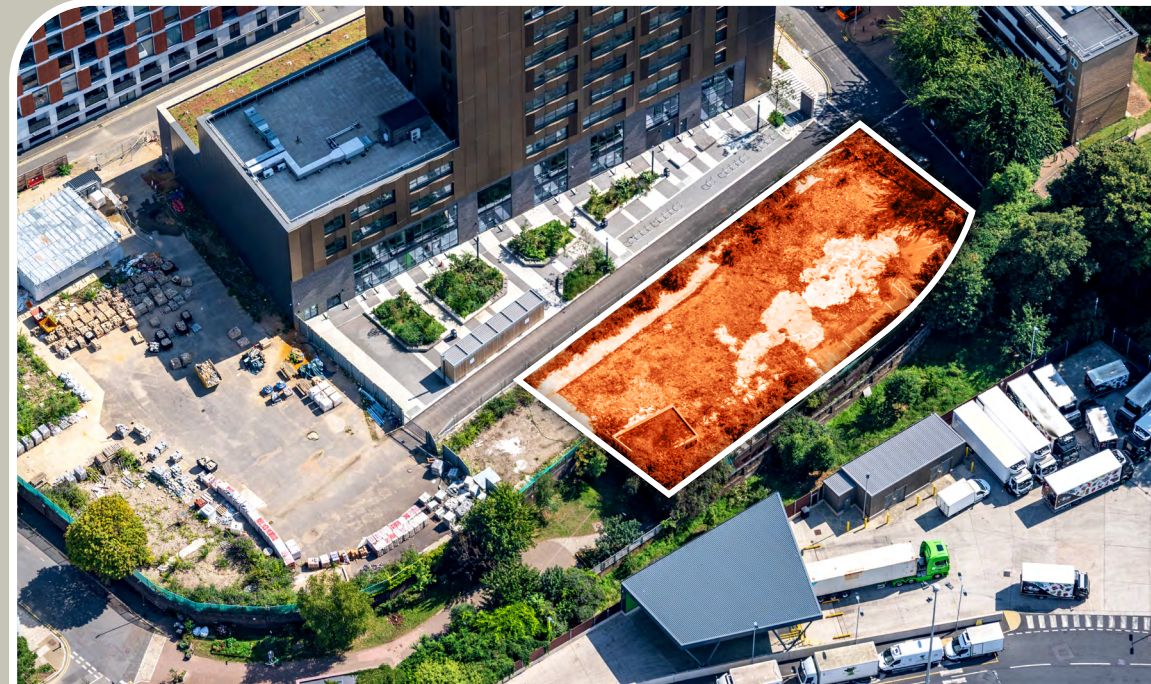
It comprises a cleared development site extending to circa 0.32 acres (0.13 hectares), secured with Heras fencing, which lies opposite the recently constructed 10-storey London South Bank Technical College and predominantly offers a range of courses starting from age 16.

The previous college buildings were demolished in 2019 and the site now benefits from a Resolution to Grant planning consent for the erection of a part 15, part 24-storey building over basement level comprising 262 Build to Rent units (ref:22/04039/FUL) obtained in February 2024.

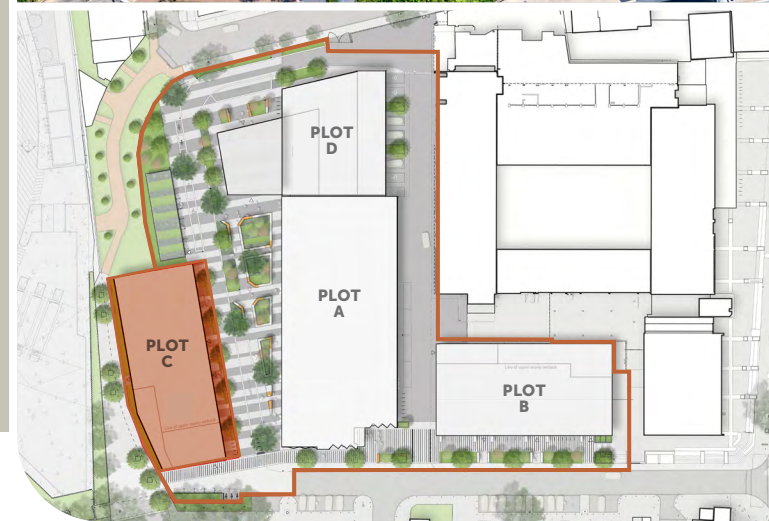
This was a 'drop in' planning application following the previous hybrid consent (ref:19/02643/OUT) for the wider Vauxhall campus site in which outline consent for a 20 storey building with 7,010 sq m of college floorspace and 272 student bedrooms within Plot C was granted in February 2021.

The requirement for new student accommodation was since considered surplus to requirements by South Bank College. The hybrid application covered the wider site and was comprised of four separate plots (Plots A, B, C and D). Plot A is the now completed Technical College building. We understand that Plot B is anticipated to be part of the building delivery programme, which will be partly funded from the land sale of Plot C.

We have also been informed that there is no immediate requirement to deliver build Block D.



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# Demographic Analysis

NINE ELMS CONTEMPORARY APARTMENTS



NINE ELMS NORTHERN LINE UNDERGROUND STATION



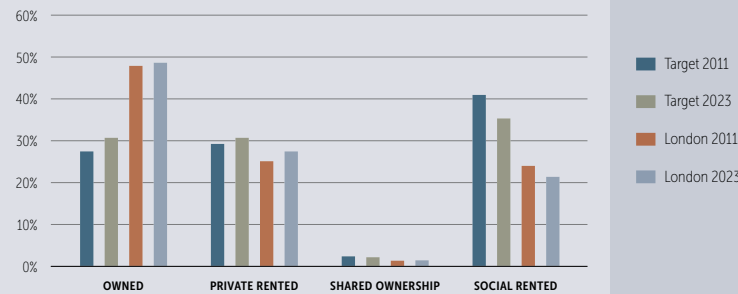
EMBASSY GARDENS, VAUXHALL



## MARKET DEMOGRAPHICS

The immediate area surrounding the subject property presents a prime opportunity for a BTR development, backed by strong demographic trends, high rental demand, and a growing population.

HOUSING TENURE 2011 vs 2023

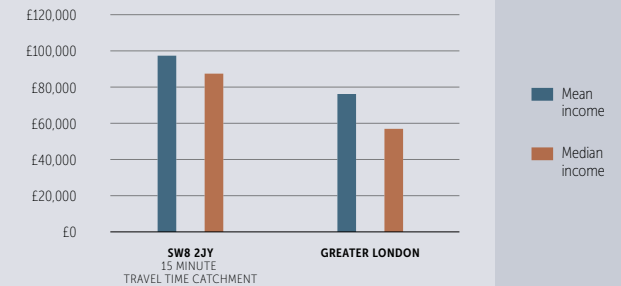


- ▶ Strong demand for rental housing
- ▶ The area has a higher proportion of private renters (c.31%) compared to the Greater London area (c.27%).
- ▶ Between 2011-2023, private rented households within the local area have increased by 21%, significantly outpacing the London level of growth at 18%.

## AFFLUENT AND EVENLY DISTRIBUTED HOUSEHOLD INCOME

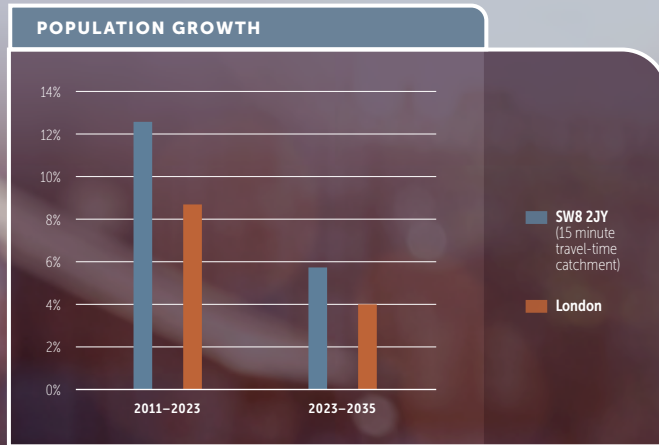
The median household income in the local area is £87,933, significantly higher than the Greater London average of £58,000.

ANNUAL HOUSEHOLD INCOME



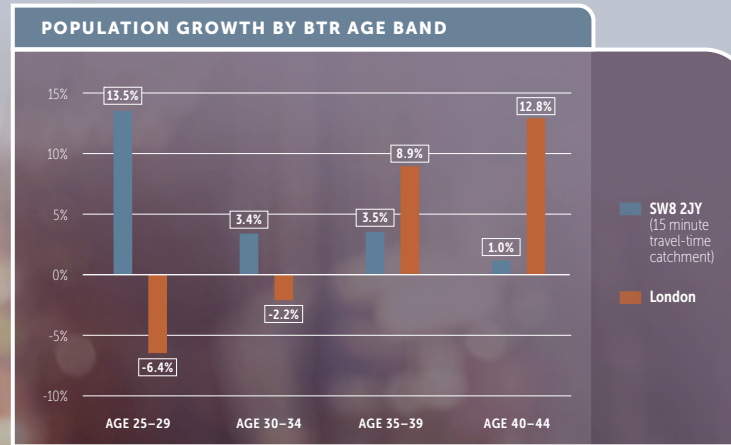
- ▶ This notable difference highlights the relative affluence of the target area.
- ▶ The mean household income for the local area is £98,958. The narrow gap between the mean and median incomes in the local area suggests that higher income levels are more consistently distributed across households.
- ▶ This suggests a well established and broadly shared prosperity within the local area.

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## RAPID POPULATION GROWTH

- ▶ The local area has seen strong overall population growth (12.6%) in the past decade, significantly outpacing the growth rates of Greater London which stood at 8.7%.
- ▶ Future growth projections remain positive at 5.5% over the next 10 years compared to London's 3.9%.
- ▶ The sustained growth enhances the long-term viability of residential developments.



## TARGET AUDIENCE OF YOUNG PROFESSIONALS AND FAMILIES

- ▶ The 25-44 age group – a key rental demographic makes up 42% of the local population.
- ▶ The growth of this target age group within the local area has outperformed Greater London's over the years, with a rate of 6.7% compared to 2.3%. The growth is primarily driven by the 25-29 age group, which have increased significantly by 13.5%.
- ▶ This finding shows that there is good depth of demand for BTR in the immediate location.
- ▶ The demographic in this age group tend to be highly mobile, particularly in London, so there is also good scope for BTR developments to attract renters from across the city.



THE RIVERSIDE, VAUXHALL



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# Development Potential

**The Site is one of four plots that form the hybrid planning consent (ref. 19/02643/OUT) for the redevelopment of the wider Lambeth College Vauxhall Campus.**

The hybrid consent secured detailed approval for Plot A, comprising 10,050 sqm of education floorspace that is now built, as well as outline approval for up to 15,000 sq m of further educational floorspace, up to 272 student bed spaces and up to 4,570 sqm of shared work spaces (Plots B, C and D). The outline permission has since been subject to a significant number of amendments and reserved matters applications.

Specifically, Plot C gained outline approval for 7,010 sq m of education floorspace to be delivered over the first 9 storeys and 272 student bedrooms on the upper 11 storeys. The planning permission secured 35% (95 units) as affordable student accommodation.

The student housing and education floorspace was consequently considered surplus to requirements.

IMAGE SOURCE: DESIGN AND ACCESS STATEMENT OCTOBER 2022

# Development Potential

## BUILD TO RENT PROPOSAL

In February 2024, a Resolution to Grant planning consent (ref:22/04039/FUL) was achieved for the construction of a part 15/ part 24 storey tower over basement level, comprising 262 Build to Rent apartments extending to c. 162,311 sq ft /15,079 sq m (NSA) and c. 241,856 sq ft / 22,469 sqm (GIA).

The proposed units are a mix of studio, 1, 2 and 3-bed apartments, which are summarised below:

## SCHEDULE OF ACCOMMODATION

HOUSING MIX					
TYPE	STUDIO	1 BED	2 BED	3 BED	TOTAL
Private Rent	37	79	67	0	183
Discounted Market Rent – Low cost rented	2	11	33	9	55
Discounted Market Rent – Intermediate	1	8	15	0	24
<b>TOTAL</b>	<b>40</b>	<b>98</b>	<b>115</b>	<b>9</b>	<b>262</b>

*\*Revised housing mix as per draft S106.*

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DESIGN AND ACCESS STATEMENT OCTOBER 2022



## AFFORDABLE HOUSING

The proposed development is 36% affordable on a habitable room basis. This comprises the following:

- ▶ 70% Low Cost Rented Units
- ▶ 30% London Living Rent Units.

## AMENITY PROVISION

The proposed development includes a private balcony for each apartment and the provision of communal amenity space at the ground floor and 15th floor roof terrace.

The amenity provision includes:

- ▶ Workspaces & meeting rooms
- ▶ Private kitchen & dining room
- ▶ Games room
- ▶ Gym & yoga studio.

## CIL CONTRIBUTION

Both Mayoral CIL and London Borough of Lambeth CIL will be payable at the Site and will be charged at the following Lambeth CIL Charging Zone A rates, which have been indexed below (for planning permissions granted in 2025):

### LBL CIL

- ▶ Residential, including co-living schemes or shared accommodation: £589/sqm
- ▶ Student accommodation: £471/sqm

### MCIL 2

- ▶ All development: £73.77/sqm

## S106 CONTRIBUTION

A Draft S106 Agreement has been progressed and is available for review within the dataroom.

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# Further information



IMAGE SOURCE:  
DESIGN AND ACCESS STATEMENT OCTOBER 2022



## TITLE

The property is held freehold under part of title number TGL149378, owned by South Bank Colleges. A Report on Title is available to review in the data room.

## DATA ROOM

Please visit the data room via the link below to access the following information:

- ▶ Archaeological Survey
- ▶ Consented Planning Documents
- ▶ Draft S106
- ▶ Ground Investigation Reports
- ▶ Report on Title
- ▶ Title Information
- ▶ Topographical Survey

Access to the dataroom is available upon request, please contact the selling agents listed on the back of this brochure.

## VIEWINGS

The site can be self-viewed, however should you wish for an escorted visit please contact the project team to arrange.

## METHOD OF SALE

The Site is being marketed for sale via private treaty and our client is seeking unconditional on planning offers for the freehold interest, subject to contract.



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# Contacts

FOR FURTHER INFORMATION, PLEASE CONTACT:

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**AVISON  
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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Subject to Contract.  
September 2025

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