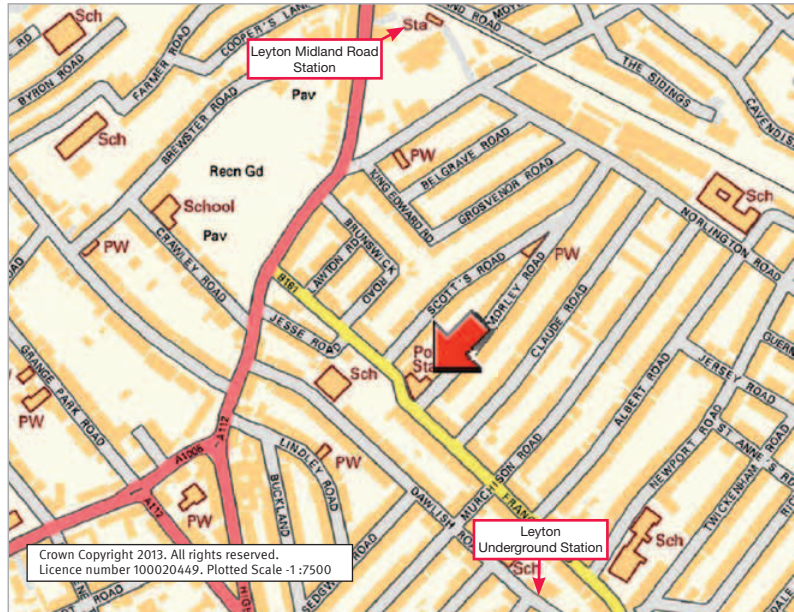
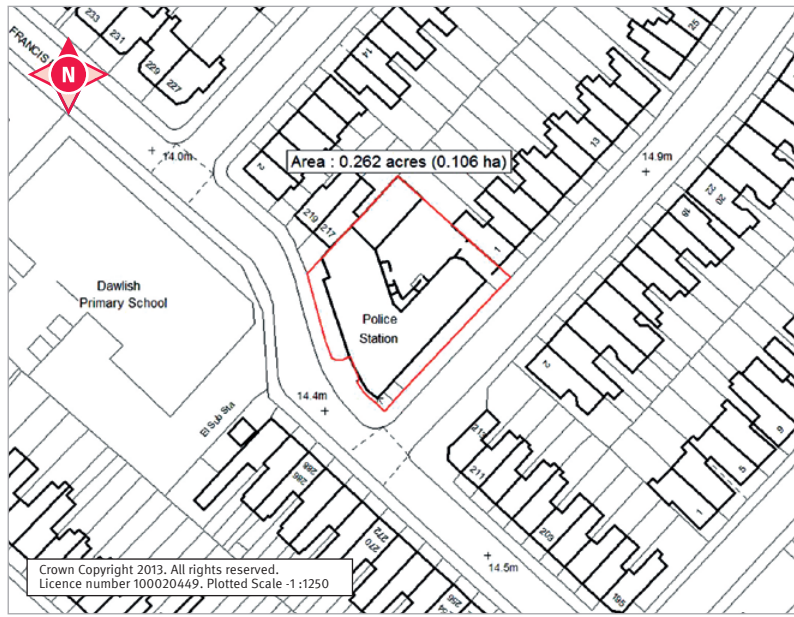


# FORMER LEYTON POLICE STATION, 215 FRANCIS ROAD, LONDON, E10 6NL

## Development opportunity

- ◆ Freehold disposal with vacant possession – site is surplus to operational requirements
- ◆ Sui generis use
- ◆ Residential development potential subject to obtaining the necessary consents
- ◆ Land: 0.26 acres (0.106 ha)
- ◆ Buildings: 16,885 sq ft (1,568.6 sq m) GIA



# FORMER LEYTON POLICE STATION, 215 FRANCIS ROAD, LONDON, E10 6NL

## Location

The property is located in the London Borough of Waltham Forest, approximately 9 miles north east of Central London. The A12 is circa 0.5 miles to the south of the property and runs broadly west to east connecting Central London with the North Circular. Leyton Midland Road Overground Station is circa 400m to the north (regular services into London Liverpool Street Station in 36 minutes) and Leyton Underground Station (Central line) is circa 0.5 miles to the south at the junction with the A12 and A112.

The property is generally surrounded by residential housing, with Hackney Marshes providing recreation space circa 1 mile to the west.

## Description

The Former Leyton Police Station comprises a brick building arranged over basement, ground and two upper floors with a car park to the rear. Internally the accommodation is arranged as a number of interconnected rooms with associated WC facilities.

## Legal Title & Tenure

The property is held freehold. All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Planning

The current lawful planning use of the buildings is considered to be Sui Generis. The property is locally listed and falls within an Archaeological Priority Zone.

The property has potential as a residential redevelopment site, or other uses including educational uses, subject to the necessary consents. Further information on the planning potential is available on the dedicated website, details below.

## Areas

The site extends to 0.26 acres (0.106 ha) and the buildings extend to 16,885 sq ft (1,568.6 sq m) GIA. Floorplans are available at the dedicated website.

## Fixtures and fittings

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

## Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

## EPCs

The EPC is available on the dedicated website.

## Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of Sale

The freehold interest is offered for sale by informal tender.

Interested purchasers will be required to complete a bid form, which can be found on the dedicated website. Please refer to the dedicated website for information on the method of sale and

bidding procedure. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant. The deadline for bids is 12 noon on Friday 26 July 2013.

## Forward Sale Clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

## Tender Procedure

Bids must be received at these offices by 12 noon on Friday 26 July 2013. The bids will be sent unopened to the MPS immediately after this time. Late bids will not be accepted.

Bids should be delivered by post (preferably registered) or hand delivered to the vendor's selling agent:

Knight Frank LLP, 55 Baker Street, London W1U 8AN Marked for the attention of Tom Scaife.

### i. Wording on the envelope

All bids should be sealed and marked "Met Police Tender – Leyton Police Station" in the top left hand corner of the envelope but there should be absolutely no markings which could identify the bidder.

### ii. Opening Procedure

All bids received will be sent unopened to the Metropolitan Police Service's Procurement Department for opening and logging. If the bids are not received in the correct format, or by the deadline above, they may be invalidated as being non-compliant. Please note faxed or emailed bids will not be accepted, even if these are received before the deadline.

### iii. Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

## Further Information

Please visit our website:

[www.inst.knightfrank.com/view/leyton](http://www.inst.knightfrank.com/view/leyton) Password: **waltham**

## VAT

The property is not elected for VAT.

## Guide Price

Offers are invited for the freehold interest, with bidders strongly encouraged to consider planning clawback and sales overage.

Please see bid form for more details.

## Contact

For further information or viewings:

Tom Scaife (tom.scaife@knightfrank.com) 020 7861 5429

## Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: June 2013. Photographs dated: May 2013.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



# Energy Performance Certificate

Non-Domestic Building



Leyton Police Station  
215 Francis Road  
LONDON  
E10 6NJ

Certificate Reference Number:  
0050-4966-0307-5170-8090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **153**

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1710  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 82.72

## Benchmarks

Buildings similar to this one could have ratings as follows:

**32** If newly built

**85** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	490668750000
<b>Assessor Name:</b>	Mark Surry
<b>Assessor Number:</b>	STRO007845
<b>Accreditation Scheme:</b>	Stroma Accreditation Ltd
<b>Employer/Trading Name:</b>	Niche Commercial Energy Services
<b>Employer/Trading Address:</b>	12 Oaklands Business Centre Oaklands Park Wokingham RG41 2FD
<b>Issue Date:</b>	18 Jun 2013
<b>Valid Until:</b>	17 Jun 2023 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

**Recommendations for improving the property are contained in Report Reference Number: 9459-4075-0670-0800-1601**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.