

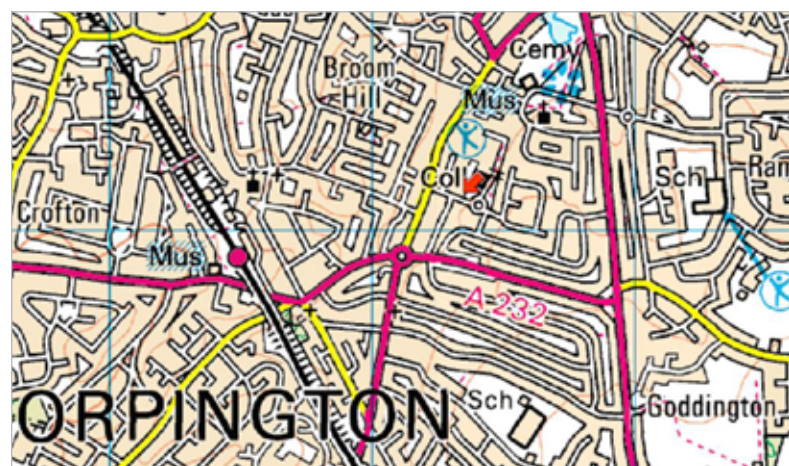
FORMER ORPINGTON POLICE STATION, HOMEFIELD RISE, ORPINGTON, BR6 0TW

Development Opportunity

- ◆ Freehold disposal with vacant possession
- ◆ Town centre location
- ◆ Site area approximately 0.50 acres (0.20 ha)
- ◆ GIA of existing building circa 32,532 sq.ft (3,022 sq.m)



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Location

Orpington is located circa 17 miles south east of central London in the London Borough of Bromley. The property occupies a first class location within the town centre adjacent to the Sainsbury's supermarket, the Walnuts Shopping Centre and Bromley College with additional frontage on Homefield Rise which provides access to three of the principal car parks for the town.

The site is in close proximity to Orpington High Street, and approximately 0.75km from Orpington railway (with services to London Bridge, Charing Cross, Cannon Street and Victoria in approximately 20-40 minutes) and bus stations.

Description

The site comprises a detached building of ground to fourth floors, together with associated parking on two levels, with vehicular access from Homefield Rise.

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

As a police station the building is considered to be a sui generis use. It is situated in the heart of Orpington town centre and therefore has potential for a range of alternative uses and development, subject to the necessary consents. Further information on the planning potential is available on the dedicated website, details below.

Areas

The site extends to 0.5021 acres (0.2032 ha) and the buildings extend to circa 32,532 sq.ft (3,022.2 sq.m) gross internal floor area with associated parking on two levels. Floor plans are available on 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. The EPC Rating is E.

Technical Reports

The Asbestos Register is available on the 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, preferably on an unconditional basis and subject only to contract. Interested purchasers will be required to complete a bid form in a prescribed manner. Detail of procedure and timing to be advised.

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 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.

Further information

Please visit our website: www.inst.knightfrank.com/view/orpington
Password: **bromley**

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:

Ian Barbour (ian.barbour@knightfrank.com) 020 7861 1223 or
Duncan Thomas (duncan.thomas@knightfrank.com) 020 7861 5388.

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: September 2012.

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



Orpington Police Station
The Walnuts
ORPINGTON
BR6 0TW

Certificate Reference Number:
9335-3031-0824-0200-1895

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.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ 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

◀ **120**

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 3048
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 354.38

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

111 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.

Assessment Software:	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	354882330000
Assessor Name:	Mark Surry
Assessor Number:	STRO007845
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Niche Commercial Energy Services
Employer/Trading Address:	12 Oaklands Business Centre Oaklands Park Wokingham RG41 2FD
Issue Date:	04 Oct 2012
Valid Until:	03 Oct 2022 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0130-0242-3849-5391-8006

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, 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.