



FINCHLEY SECTION HOUSE, AMBERDEN AVENUE, FINCHLEY, N3 3DG

Knight Frank

- ◆ Land: 2.72 acres (1.10 ha)
- ◆ Buildings: 38,961 sq ft (3,619.5 sq m) GIA
- ◆ Freehold building disposal with vacant possession
- ◆ Sui generis use
- ◆ Development potential subject to obtaining the necessary consents



FINCHLEY SECTION HOUSE, AMBERDEN AVENUE, FINCHLEY, N3 3DG

Location

The property is located off Amberden Avenue in Finchley. Finchley is located within the London Borough of Barnet to the north of central London. The North Circular (A406) is adjacent to the southern boundary of the property which gives access to the A1 (circa 500m to the west) and Junction 1 of the M1 (circa 3km to the west).

Finchley tube station (Northern Line) is located circa 1km to the north of the property.

Finchley offers a wide range of services, supermarkets and restaurants.

Description

The property was last used as a Section House and it comprises four linked three storey blocks of residential accommodation.

The majority of the accommodation is arranged as single bedrooms (circa 120 in total) with communal washing facilities, a refectory, gymnasium, reception and lounge areas. The property sits within a rectangular shaped site extending to c.2.72 acres (c. 1.10 ha). The grounds are arranged as grass lawns interspersed with trees and tarmac areas for car parking.

Access to the property is provided via two entrances off Amberden Avenue on the north east corner of the property.

The surrounding uses to the property predominantly comprise detached, semi detached, terraced and flatted residential housing.

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.

Planning

A planning report which has been discussed and agreed with Barnet Borough Council, with further information on the planning potential is available on the dedicated website, details below. We summarise the key points here:

- The property has been a Police Section House providing residential accommodation for Officers of the Metropolitan Police Service since its construction in the early 1960s. The lawful use of the site is therefore sui generis and planning permission will be required for any future use.
- There are no site specific designations or area designations that cover the site and there are no policies relating to the protection of Police Section Houses.
- The site does not lie within a conservation area and the building is not statutory or locally listed.
- The adopted UDP and emerging Core Strategy support the principle of constructing new high quality residential accommodation on the site.
- Whilst density guidelines for the site are up to 200hrph, density levels must be acceptable in terms of their impact upon surrounding existing development and other development plan policies.
- A previous scheme in 2008 (Planning reference number F/00245/08) sought 145 dwellings with building heights of up to 7 storeys high on the southern part and terrace housing arranged in four rows of 3 storeys with a fourth level mansard roof on the existing car parking areas on the northern part of the site. The application was subsequently withdrawn.
- There are no Tree Preservation Orders on the site but policy requires that proposals retain as many existing trees as is practicable.
- The Council will look for the provision of an element of affordable housing on site subject to standard viability considerations.

Please revert all enquiries to Matthew Roe, Director at CgMs Consulting, Moreley House, 26 Holborn Viaduct, London, EC1A 2AT, Tel: 020 7583 6767; or alternatively Kevin Waters, a Principal Planner in the Major Developments team at Barnet Council's Planning Department, North London Business Park, Oakleigh Road South, London, N11 1NP. Tel: 0208 359 4516.

Areas

The site extends to 2.72 acres (1.10 hectares) and the buildings extend to 38,961 sq ft (3,619.5 sq m) GIA .

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

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 property 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 noon on Friday 29th July 2011.

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 noon on Friday 29th July 2011. 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 – Finchley" 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 Property Service's 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/finchley
 Password: house

VAT

The property is not elected for VAT.

Schedule of Accommodation

Floor	GIA (Sq M)	GIA (Sq Ft)
Basement	72.5	780
Ground	1,600.5	17,228
First	1,198.9	12,905
Second	747.6	8,047
Total	3,619.5	38,961

Floor Plans

Floor plans can be downloaded from dedicated website.

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

Should you wish to discuss the property in further detail please contact:

Thomas Scaife MSc MRICS, Surveyor

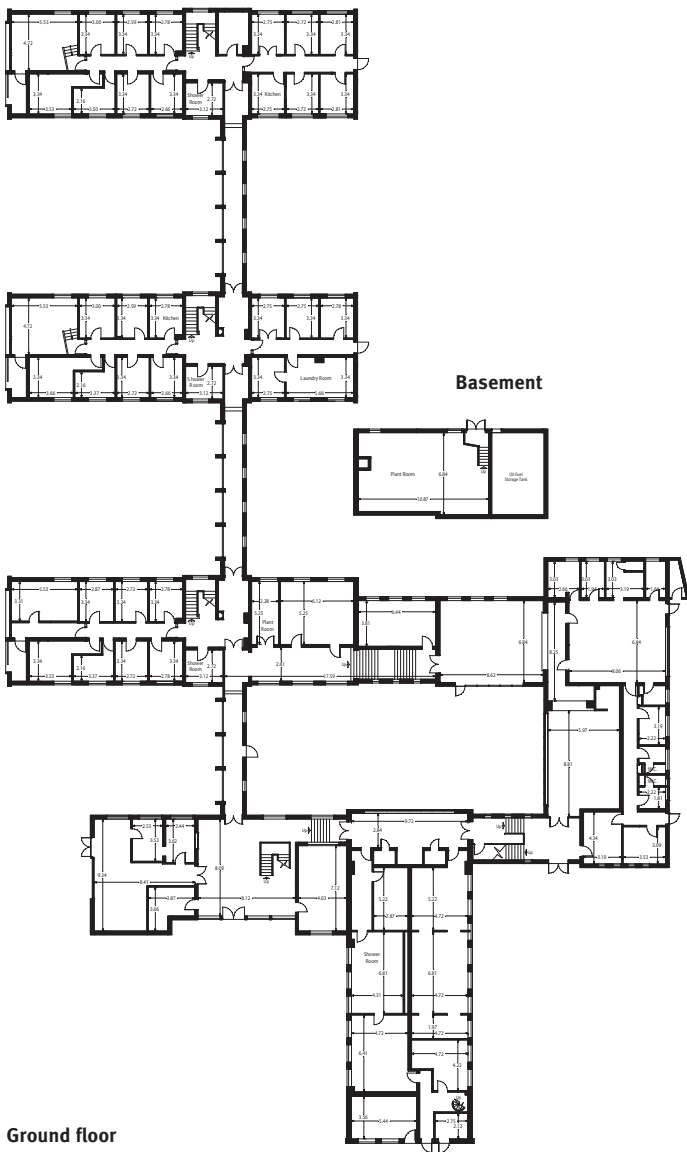
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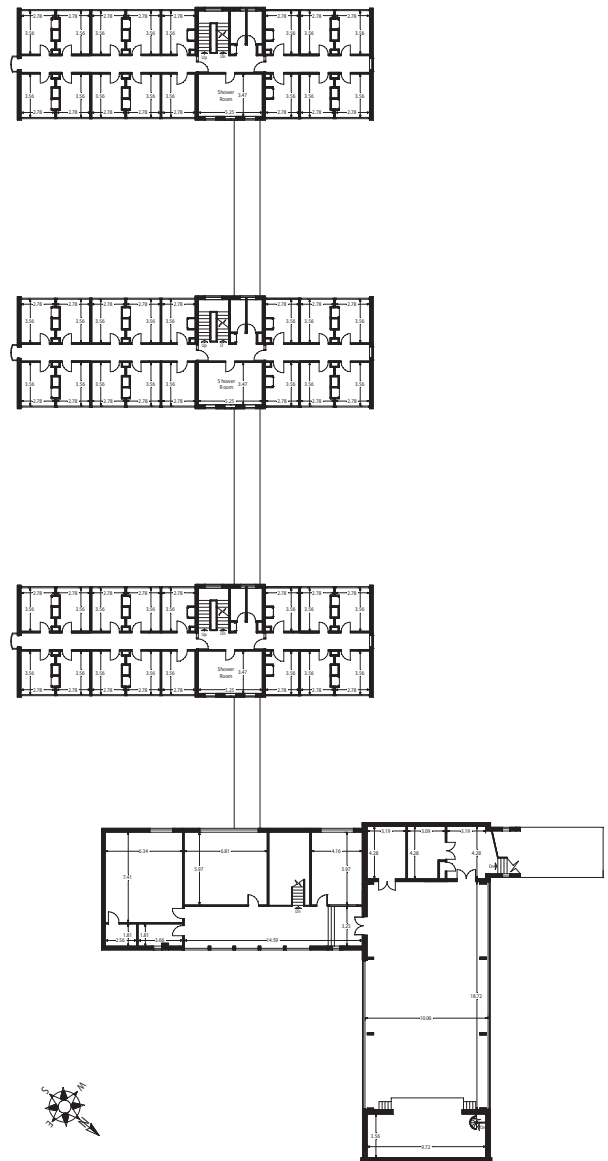
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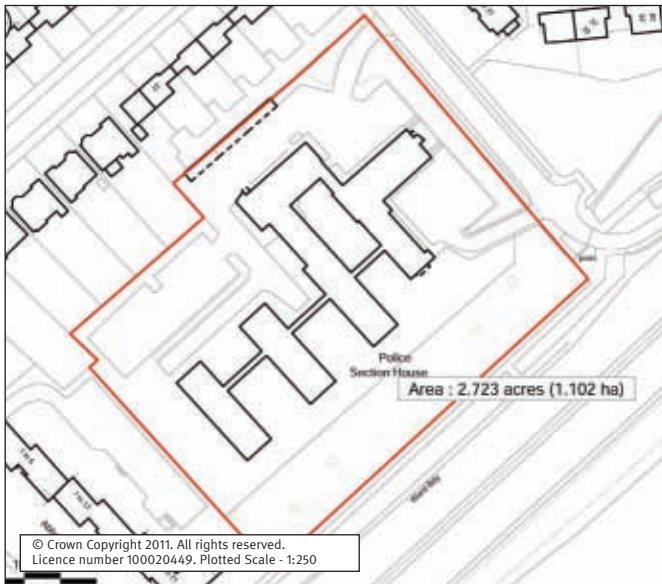


Ground floor



First floor

Second floor plan is indicative of first floor



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: May 2011. Photographs dated: May 2011.

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