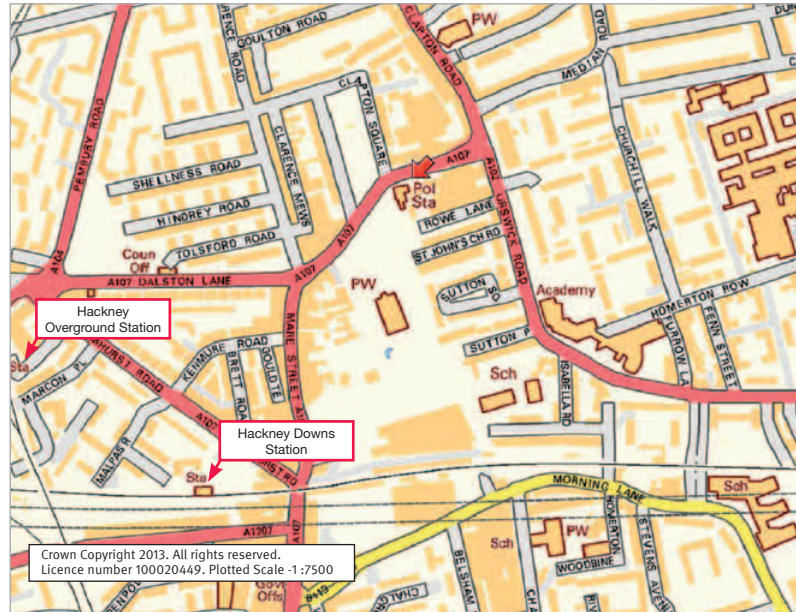
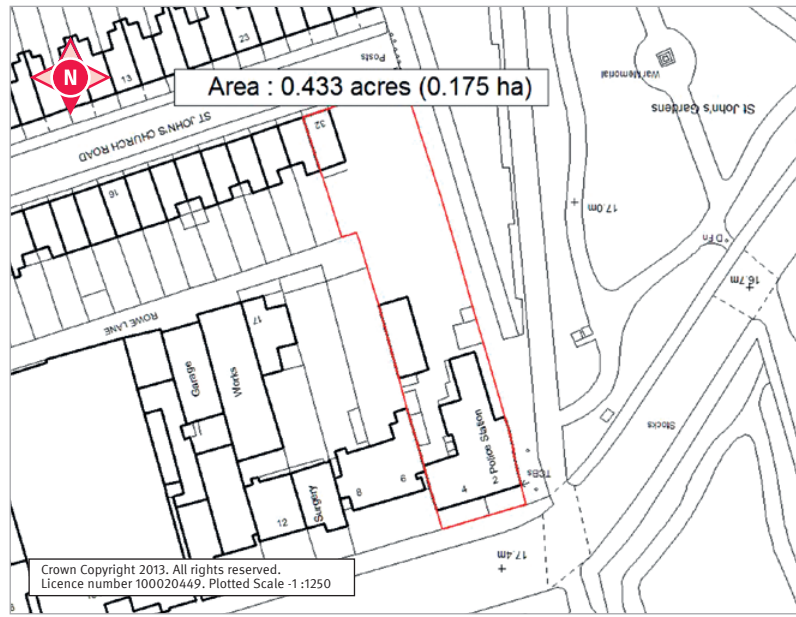


FORMER HACKNEY POLICE STATION, 2 LOWER CLAPTON ROAD & 32 ST JOHN'S CHURCH ROAD, HACKNEY, E5 0PA

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: 0.43 acres (0.175 ha)
- ◆ Buildings: 21,173 sq ft (1,966.9 sq m) GIA



FORMER HACKNEY POLICE STATION, 2 LOWER CLAPTON ROAD & 32 ST JOHN'S CHURCH ROAD, HACKNEY, E5 0PA

Location

The property is located in the London Borough of Hackney, approximately 7 miles north east of Central London. The property is located on the south side of the A107 Lower Clapton Road to the north of Hackney town centre.

The property is opposite Clapton Square and adjacent to St John-at-Hackney Churchyard Gardens. The surrounding uses include residential housing and local retail and office uses.

The property is circa 300m from Hackney Downs Station (regular service into London Liverpool Street in circa 10 minutes) and circa 300m from Hackney Central Overground Station (regular services to London Kings Cross and London Liverpool Street in circa 20 minutes).

The immediate area is also well served by local buses from nearby Clapton Square.

Description

The property comprises a red brick building arranged over basement, ground and three upper floors. To the rear of the main building is a substantial car park with access onto both Rowe Lane and St John's Church Road.

32 St John's Church Road is a former residential house located at the end of the car park.

Internally the accommodation in both buildings 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 main building is Grade II Listed and the site lies adjacent to Grade II* listed St Johns Church and churchyard. The site also lies within Clapton Square Conservation Area and the Clapton Archaeology Priority Area.

The property has potential as a residential redevelopment site, or other 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 0.43 acres (0.175 ha) and the buildings extend to 21,173 sq ft (1,966.9 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 11 October 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 11 October 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 – Hackney 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/hackney password: **john**

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

Plans/Areas

The floorplans/plans have been produced whilst our client has been in occupation. Therefore, access has not necessarily been available whilst the plans were compiled, therefore their accuracy cannot be guaranteed. The purchaser/s shall be deemed to be satisfied as to the extent of the property through their own inspection/investigation. Any error or mis-statement within the particulars or other information provided shall not annul the sale nor entitle either party to compensation in respect thereof.

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



32 St. John's Church Road
LONDON
E9 6EJ

Certificate Reference Number:
0592-9033-1630-0300-1703

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

A+

.....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

◀ 124

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 (m²): 151
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 103.15

Benchmarks

Buildings similar to this one could have ratings as follows:

38

If newly built

101

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.