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Faircroft,
59 Crystal Palace Park Road,
London, SE26



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London, SE26

Viewing by appointment only
Ref (EVC/171344)

A substantial period property suitable for alternative uses, refurbishment and redevelopment, subject to obtaining the necessary consents.

Site area in all about 0.14 hectares (0.344 acres)
Buildings in all about 776 sq m (8,381 sq ft)

For Sale Freehold

Acorn
Land and Strategic Property Division
Acorn House
Manor Road
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Tel 020 8663 4400
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www.knightfrank.com
www.primelocation.com

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Location

Faircroft is at 59 Crystal Palace Park Road in the London Borough of Bromley. Dulwich is to the north, Mitcham to the west and Croydon is to the south while Central London is about 8 miles distant to the north.

The property has the benefit of good road and rail communications. Crystal Palace Park Road, (A234), provides a link between Westwood Hill, the A212, and the Croydon Road, A213. The A205 South Circular Road is located approximately 2 miles north of the property and this provides access to both east and west London. Junction 3 of the M25 is approximately 12 miles south east of the property, via the A20.

Sydenham Railway station provides a direct service to London Bridge (Northern and Jubilee lines) with trains running approximately every 10 minutes and a journey time of approximately 15 minutes. There is also a direct service to London Victoria (Victoria, District and Circle lines) with trains running approximately every half an hour and a journey time of approximately 30 minutes. There are other nearby stations at Penge (East and West) and Crystal Palace.

The property benefits not only from its highly convenient suburban location but also its close proximity to the City of London and easy access to the national motorway network and other major arterial routes.

Description

Faircroft is a substantial period property with red brick elevations under a pitched tiled roof. The accommodation is arranged over a lower ground, ground and two upper floors. Outside there is a garden to the rear and a car park for about 8 /10 cars. The entire property extends to about 0.34 acres/0.14 hectares and the building is approximately 776 sq m (8,381 sq ft). The site and floorplans overleaf denote the extent of the property.

Title & Tenure

The site is held freehold and is outlined in red on the attached Ordnance Survey plan and 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 and any other matters whatsoever affecting the site.

Vacant possession is to be provided upon completion. Furthermore, it is to be sold subject to any development plan, town and country planning scheme, or agreement, resolution or notice, which may or may not come into force and also subject to any statutory provisions or by-laws without any obligation on part of the vendor supplying them.

In particular we draw your attention to the following:

The property is subject to the following rights in favour of 61 Crystal Palace Park and other adjoining properties:

The right to use all sewers, drains, watercourses, wires, cables and other services now in, on, over or under the property.

A right of way in favour (for the owners of 61 Crystal Palace Park Road) with or without vehicles along the access way shown coloured pink on the plan subject to the payment of a fair proportion of the cost of maintenance and repair of the access way in accordance with user.

It should be noted that the property is offered for sale subject to a Restrictive Covenant preventing its future use as a nursing home.

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

Local Authority

London Borough of Bromley, Civic Centre, Stockwell Close, Bromley, BR1 3UH
Telephone: 020 8464 3333

Town Planning

Faircroft, 59 Crystal Palace Park Road, lies within the London Borough of Bromley and is situated within the Crystal Palace Park Conservation Area. The property, although not on the English Heritage statutory list, is locally listed by the Borough Council.

The relevant policies affecting the potential for change of use or redevelopment on this site are contained within the adopted LB Bromley UDP 1994. However, this UDP is currently under review and the Second Deposit Draft Bromley UDP was published in October 2002. This review document should be considered to be a material consideration in the determination of

planning applications. Therefore the policies in both the adopted and emerging Plans should be considered in respect of this site. The UDP Public Inquiry commenced in October 2003 and the Inspectors Report is anticipated in spring 2004.

Faircroft has been vacant since 2003 but in the absence of relevant Planning History for the property on the Statutory Planning Register, we would conclude that the lawful existing use of the building would fall within Class C2 of the Use Classes Order 1987. Planning Permission would therefore be required for conversion of this property to alternative uses outwith Class C2, including residential.

Council Tax

We are advised by the Local Authority that the subject property has been assessed for domestic rating purposes, for the year commencing April 2003, as follows:
Faircroft - Band H (£1,945.98)

Method of Sale

Financial Offers Required

- 1.1 A bid made subject to contract only (and survey if required).
- 1.2 Prospective purchasers may submit a bid in addition to the offer made under 1.1 above on an alternative basis.
- 1.3 The purchaser will be responsible for paying any VAT which is payable.
- 1.4 Vacant Possession – The property is to be sold with the benefit of full vacant possession.

Tender Procedure

Timetable for Submission of Bids

The date that has been set for the receipt of “best bids” for the site, on the bases set out above is detailed in the covering letter accompanying this brochure.

i. Venue

Bids should be delivered by post, fax or by personal delivery to the offices of the vendor’s joint selling agent, Knight Frank:
FAO: Emma Cleugh
Knight Frank
Granville House
132 Sloane Street London SW1X 9AX

ii. Identification

All bids should be sealed and marked “Faircroft” in the top left hand corner of the envelope.

iii. Opening Procedure

All bids received in accordance with the conditions above will be opened by the vendor, their legal advisors and Knight Frank.

iv. Purchaser Notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

v. Additional Information Required

Within the offer letter, bidders will be required to provide the following additional information:

- (a) Legal Advisors
Details of the solicitors who will be acting in the purchase, if the bid is acceptable.
- (b) Finance
Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.
- (c) Authority
Confirmation of the bidder’s authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested).
- (d) Scheme Details
Purchasers are requested to provide full details of their proposals (any alternative schemes), where bids are conditional upon planning or where overage is to be payable on an enhanced density.

Further Remarks

The contract for sale may include a clawback clause in the event that the whole or part of the property be conveyed prior to obtaining an enhanced planning consent, undertaking refurbishment or redevelopment, at a price in excess of the initial consideration within an agreed timescale.

Where bids are made on a subject to planning basis, the sale contract will incorporate an obligation on the part of the purchaser to prepare a planning application to be submitted in the joint names of the vendor and purchaser within an agreed timescale and thereafter use all

reasonable endeavours to obtain approval of such a scheme. A long stop date will be need to be agreed and the purchaser would be required to allow the vendor to monitor the preparation, submission and negotiation of the application.

The vendor will require appropriate security over the site and/or an acceptable bank guarantee/bond to secure any overage/deferred payments.

Inspection & Further Information

The property may only be inspected by prior appointment through Knight Frank or Acorn. 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. Should you require any further information/to view the property please contact:

Emma Cleugh/Becky Ansell at Knight Frank, 132 Sloane Street, London SW1X 9AX.
Telephone: 020 7598 4011/4021, fax: 020 7598 4001 or email: emma.cleugh@knightfrank.com
or Jeff East, Acorn, Acorn House, Manor Road, Beckenham, Kent, BR3 5LE.
Telephone: 020 8663 4400 or fax: 020 8663 4409 or email: jeff.east@acorn.ltd.uk

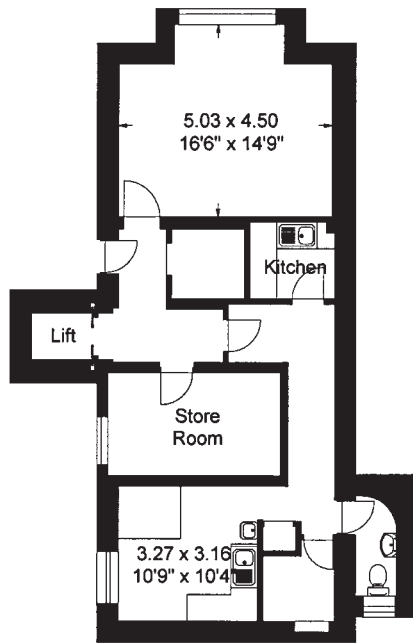
Postcode

The postcode of the property is SE26 6UT.

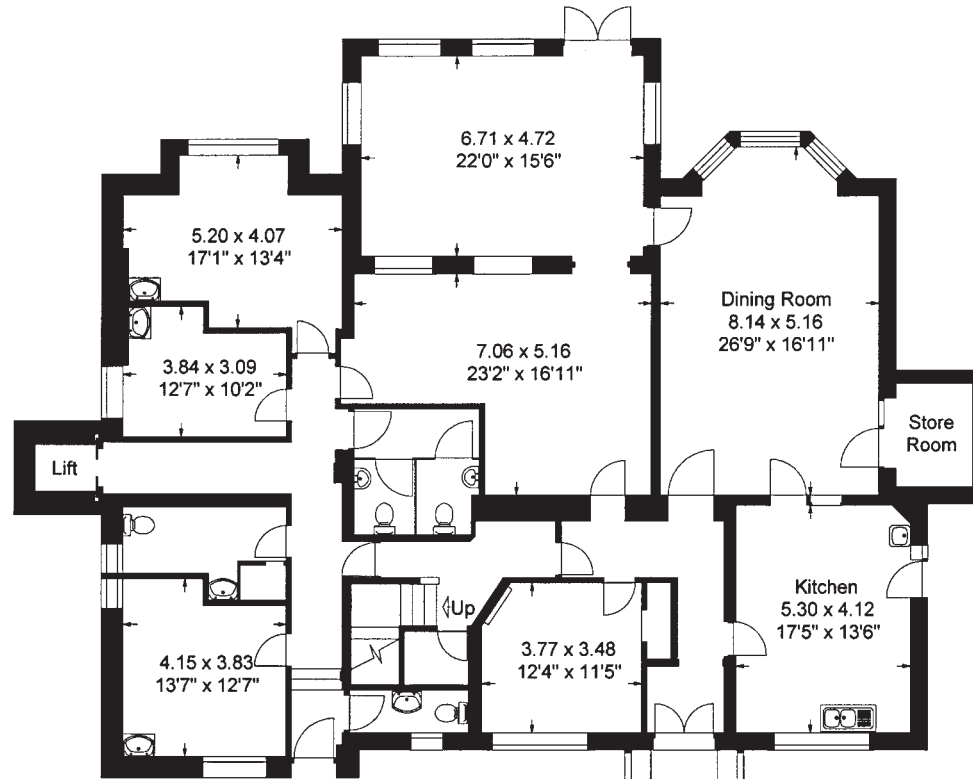
Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement of representation or fact. Neither Knight Frank LLP nor our joint agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller. 2. The photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. Photographs January 2004.
Particulars January 2004

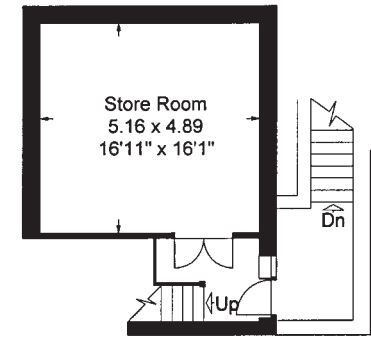




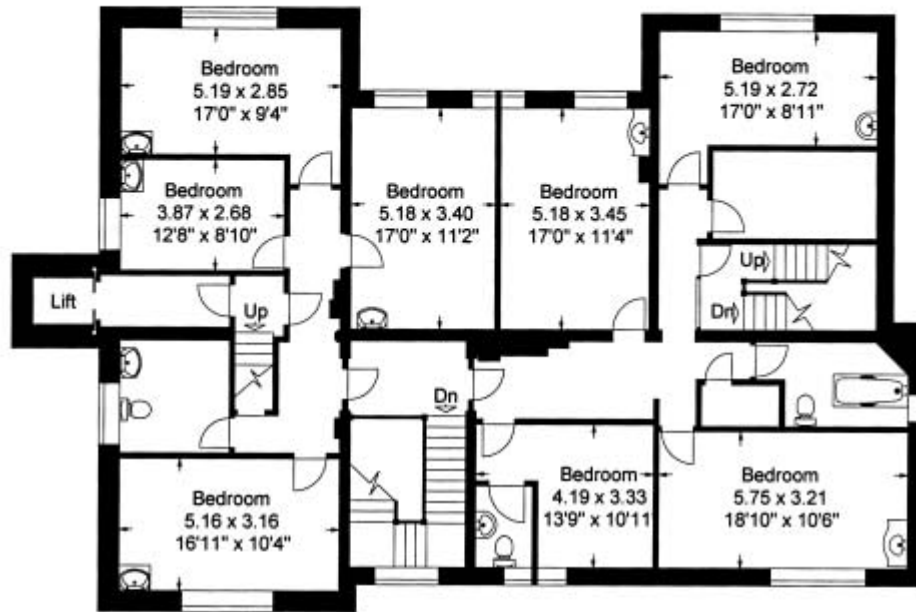
Lower Ground Floor



Ground Floor

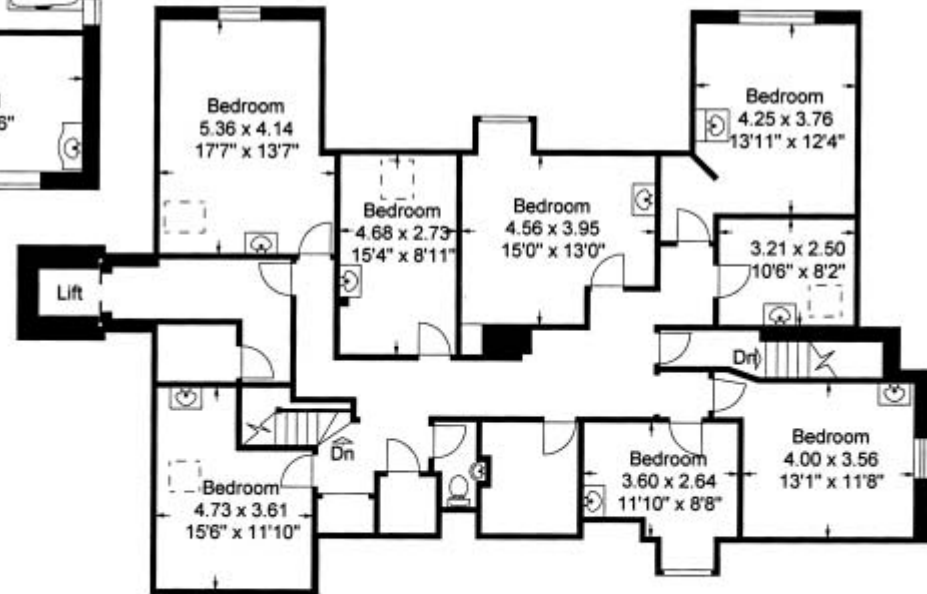


Mezzanine



First Floor

Approximate Gross Internal Floor Area:
8381 sq. ft. / 776 sq. m.



Second Floor

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