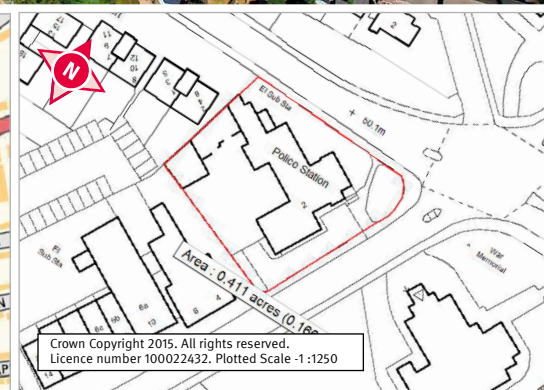
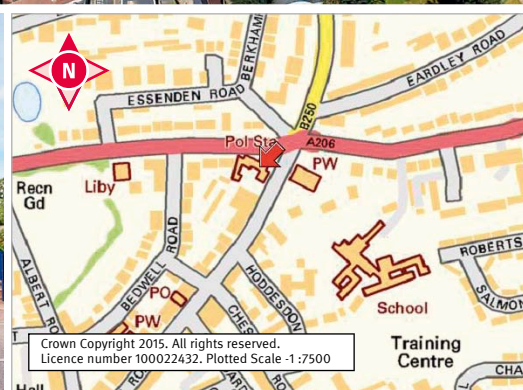


FORMER BELVEDERE POLICE STATION, 2 NUXLEY ROAD, BELVEDERE, KENT, DA17 5JF

Development opportunity

- ◆ Freehold disposal with vacant possession – site is surplus to operational requirements.
- ◆ Sui Generis use.
- ◆ Development potential for a variety of uses, subject to the necessary consents.
- ◆ Potential for new build accommodation above existing areas.
- ◆ Land: 0.41 acres (0.116 ha).
- ◆ Existing buildings: 9,437 sq ft (876.8 sq m) GIA.



FORMER BELVEDERE POLICE STATION, 2 NUXLEY ROAD, BELVEDERE, KENT, DA17 5JF

Location

The site is situated in a prominent position at the northern entrance of Belvedere town centre, within the London Borough of Bexley. To the north of the site is the Woolwich Road (A206) which meets with the core shopping frontage of Nuxley Road. In addition to Belvedere's town centre uses, the other properties surrounding the site are predominately residential.

The immediate area is well served by public transport including local bus routes which stop at Nuxley Road to the south, Picardy Road to the north and Erith Road to the east. Belvedere Railway Station is located 1.2 miles to the north of the site.

Description

The existing building was constructed in 1968 and comprises a two-three storey, flat roofed, brick building, with a three storey central feature located central to the site, with wings running off to the east and west, both in a south westerly direction. The south western corner of the site accommodates single storey outbuildings with controlled vehicular access via security gates in the southeast corner of the site. There is a mixture of hard standing and low level landscaping on the site.

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 Use. The property is situated within an established town centre at the heart of the Belvedere Sustainable Growth Area where the Council has an aspiration to direct a significant level of new development during the plan period, with a particular emphasis towards concentrating town centre uses, employment and residential development. The premises are not located within or near to a conservation area.

The property also has potential for a wide variety of uses, subject to the necessary consents. A planning report is available on the dedicated website, details below.

Areas

The site extends to 0.41 acres (0.166 ha) and the building extends to 9,437 sq ft (876.8 sq m) GIA. Floor plans 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 by 12 noon on 6th October 2017.

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 6th October 2017. 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 –Belvedere" 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's Property Services 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/belvedere

VAT

The property is not elected for VAT.

Guide Price

Offers are invited for the freehold interest, with bidders strongly encouraged to consider planning and sales overages. Please see bid form for more details.

Contact

For further information or viewings:

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

Erin Keenan (erin.keenan@knightfrank.com) 020 7861 5357

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 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: August 2017. Photographs dated: May 2017.

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.