

FOR SALE

Former Police Station

Potential Development Opportunity*

3,400 sq. ft. (316 m²) Site Area 0.27 acres (0.10 ha)

ONGAR POLICE STATION

High Street, Ongar, Essex, CM5 9BN



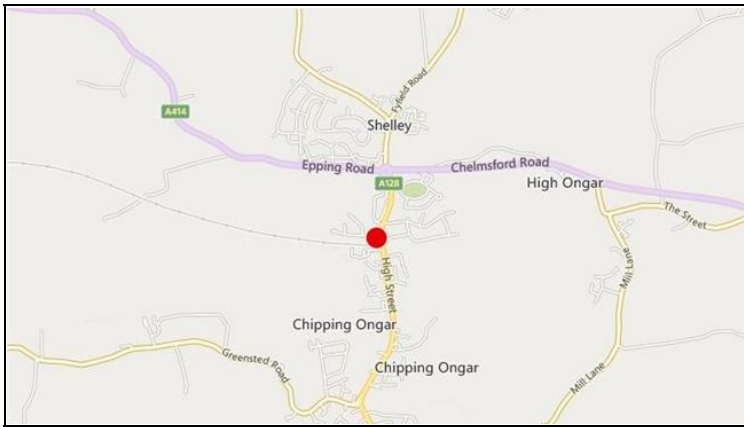
- Former Police Station
- Existing building arranged as offices, garages & stores
- High Street/town centre location

- Potential Development Opportunity*
- Extensive car parking
- Close to A414

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

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LOCATION

The property is located in Ongar town centre on the High Street, adjacent to the Banson's Lane public car park and opposite Ongar library and The Pleasance public car park. Ongar is situated in the south west of Essex, approximately six miles to the north west of Brentwood. The A414, to the north of the property provides road access to the M11, Harlow and Stansted airport and Chelmsford to the east.

DESCRIPTION

Ongar police station comprises a circa 1950's two storey building, purpose built as a police station. The property comprises ground and first floors, arranged to provide a number of private office and meeting rooms, together with staff facilities, kitchen, WC's and a single jail cell. Externally there is a single storey block comprising boiler/generator house and three single vehicle garages (uninspected). There is extensive onsite car parking and an element of landscaping to the front (east) and southern boundaries. Please note that there is a telecoms mast onsite which will be relocated prior to completion of sale and we are advised that there is rare, protected flora onsite. Further details on application.

ACCOMMODATION

Ground floor	1,700 sq. ft. (158 m ²)
First floor	1,700 sq. ft. (158 m ²)
Total	3,400 sq. ft. (316 m²)
Total site area 0.27 acres (0.10 hectares).	

TENURE

The property is offered for sale freehold with vacant possession.

GUIDE PRICE

£850,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Epping Forest District Council for verification of the rates payable.

PLANNING INFORMATION*

Whilst we are of the opinion that the site would potentially suit redevelopment to residential or alternative uses, interested parties are advised to make their own enquiries of Epping Forest District Council.

EPC

The property has an EPC Rating of C-51.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Mike Lawrence

Tel: 01708 766733

Email: mike.lawrence@kemsley.com

Ref: AC2707.09.22/TAC

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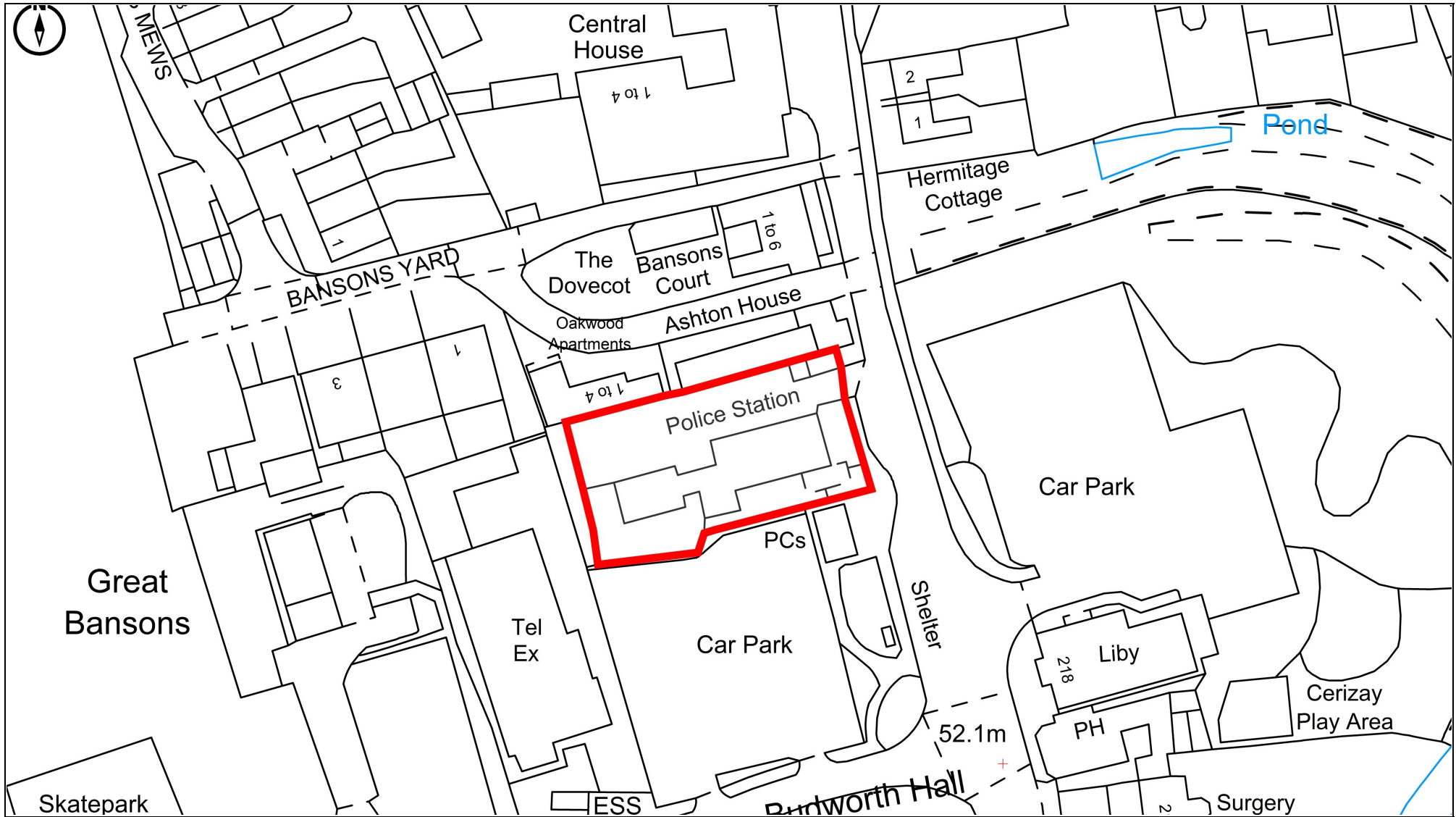
Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



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Our Ref: TC/sg/AC2707

Your Ref:

4 April 2024



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property@kemsley.com
www.kemsley.com

To Whom It May Concern

Ongar Police Station, High Street, Ongar, Essex, CM5 9BN

Our Clients have instructed us to advise all interested parties that they must submit their formal offer, subject to contract by:

12pm Midday on Tuesday 30th April 2024

In order for the Vendors to consider your proposal it should be in writing (by post or email), preferably using the enclosed proforma, and must give all relevant details as stated below:

- 1 Your full name(s) address and telephone numbers
- 2 The amount of your offer in figures and words in pounds sterling (no escalating bids)
- 3 The name and address of your solicitors
- 4 Confirmation of the basis of your offer i.e. cash, mortgage details, subject to the sale of another property etc. with supporting evidence of your funding and your ability to proceed expeditiously

We confirm this is not a binding contract to purchase but an invitation to agree the purchase price. We would also like to point out that the Vendors reserve the right not to accept the highest nor indeed any bid. You should be aware that the social, economic and environmental benefits/impacts to the local area of each offer may be considered when assessing best value.

It is hoped that an early decision can be given as to acceptance or otherwise of any offer.

Your offer should be addressed to Tim Collins or Mike Lawrence by post to Kemsley LLP 113 New London Road, Chelmsford, CM2 0QT or by email to tim.collins@kemsley.com or mike.lawrence@kemsley.com and clearly marked "Ongar Police Station Offer".

It is recommended that all purchasers seek their own independent professional advice in respect of the acquisition of this property.

Yours sincerely

A handwritten signature in black ink, appearing to be "Tim Collins".

TIM COLLINS
DIRECTOR
KEMSLEY LLP

Direct line: 01245 342042

Mobile: 07720 806194



Basildon, Chelmsford, London, Rainham, Watford.

Kemsley LLP is a limited liability partnership registered in England number OC 326192
The registered office address is 113 New London Road, Chelmsford, Essex CM2 0QT

**TENDER PROFORMA – Ongar Police Station, High Street,
Ongar, Essex, CM5 9BN**



PURCHASER AGENT:	Company Address F.A.O Tel Mobile Email
PURCHASERS SOLICITOR:	Company Address F.A.O Tel Mobile Email
CONDITIONS / OTHER:	Please insert here any conditions that form part of your offer, or information you may feel will help consideration of your proposal: