

Former Bow County Court

96 Romford Road, Stratford, London E15 4EG

Freehold Vacant Possession Development Opportunity
(Subject to obtaining necessary permission)

0.21 hectares (0.53 acres) freehold

Approximate gross internal area of existing buildings 16,145 sq.ft / 1,500 sq.m



The site

This former County Court comprises of a two storey plus basement court building with surface car parking to the rear.

The whole site extends to approx. 0.21 hectares (0.53 acres).

Residential opportunity

Opportunity to purchase a Locally Listed Court building with potential for redevelopment/refurbishment for residential use, subject to obtaining necessary permissions.

Freehold opportunity offered with vacant possession

Further information

For further information and to download the information pack visit:

www.hmcts-courtdisposals.co.uk



Opportunity

The former Bow County Court in Stratford provides an opportunity to acquire a circa 0.21 hectares (0.53 acres) site with redevelopment potential (subject to obtaining necessary consents).

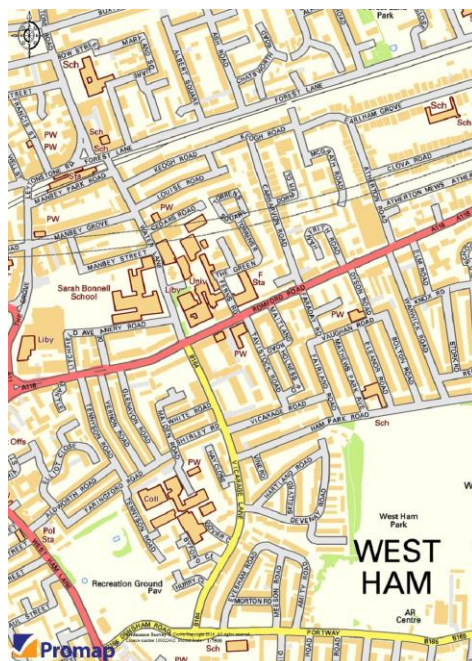
Location

Stratford is a district of the London Borough of Newham in east London. It has been at the heart of London's most substantial regeneration project of the last decade. As part of the Olympic zone it has been transformed in the last 15 or so years. From being an area in decline it is now characterised by new developments, great transport links, a large shopping mall (Westfield) and The Queen Elizabeth Olympic Park.

The former Bow County Court is located on the junction of Tavistock Road and Romford Road (A118) approximately 650m east of Stratford Centre.

The site is in a mixed townscape location, surrounded by rows of terraced houses and flatted development (up to around 5 storeys) to the south and east, a church and the University of East London to the west, residential properties and a fire station to the north.

The site is approximately 0.64 km (0.4 miles) east of the Stratford Station, served by London Underground, London Overground, Dockland Light Railway and National Rail.



Description

The property comprises of a two storey plus basement court building with surface car parking to the rear.

This property was originally built in the 1950s but was extended in the 1970s and now houses five courts with associated administrative offices. The building is of brick construction with double glazed windows.

Internally, the walls are generally plastered and there is timber panelling in the main courtrooms. Most of the floors, which are of concrete, have carpet covering with a vinyl finish in the kitchens and WCs.

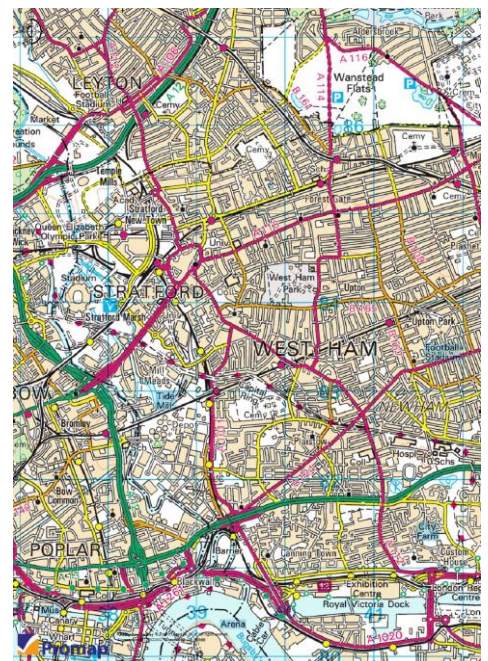
There is open car parking to the rear of the building for 29 cars.

Accommodation

The site (identified in red for indicative purposes only) in its entirety extends to circa 0.21 hectares (0.53 acres). The existing building has an approximate GIA of 16,145 sq.ft (1,500 sq.m).

Planning

The property lies within the administrative control of London Borough of Newham. The site is situated within the University Conservation Area. The building is currently in D1 use class albeit the Court function is no longer required.



Whilst locally listed, the physical form and layout of the building (most notably lack of windows on upper floors) means that conversion for alternative use(s) is likely to be challenging. To ensure sustainable future use of this brownfield site it is, considered that there is an opportunity for redevelopment, subject to successfully demonstrating the building is not suitable for alternative community or other uses

Residential development is a strategically supported use within LBN, and is also a Government priority in brownfield, sustainable urban locations such as this.

The principle of residential use in this location is supported by LBN.

The site falls outside of a designated town centre and, therefore, proposals for hotel, retail and office would be required to submit a sequential test.

A car limited development should be supported in this location.

JLL's planning team has prepared a Planning Information Document which can be downloaded from the data room.

Title

The property is registered under title EGL520647. The property is offered freehold with vacant possession.



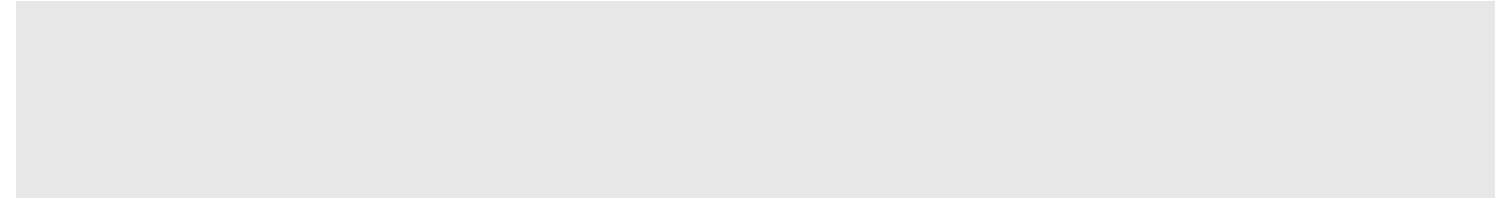
Typical Court Room Accommodation



Typical Office Accommodation



Rear Car Park





Indicative sketches – see information pack



Contact:  **JLL**

Sajaad Ahmad

+44 (0)203 147 1089

+44 (0)7841 199 840

Sajaad.Ahmad@eu.jll.com

William Chambers

+44 (0)207 087 5633

+44 (0)7837 728 886

William.Chambers@eu.jll.com

Adam Smith

+44 (0)207 087 5103

+44 (0)7764 804 355

Adam.Smith@eu.jll.com

Tenure

The Ministry of Justice own the site freehold and the site will be offered with vacant possession.

VAT

The property is not elected for VAT.

Method of Sale / Timetable

Offers are invited on unconditional basis by **12 noon on 4th November 2016** for the freehold interest.

Please refer to the instructions to bidders' document in the information pack.

Information Pack

The data site includes the following:

- Existing Floor Plans
- Planning Information Document
- Heritage Report
- Architects Report
- Pre-application letter from London Borough of Newham
- Energy Performance Certificate and Advisory Report
- Asbestos report/register
- Title Documents
- Instructions to bidders

Viewings & further information

Viewing is strictly by appointment only through the agents.

To download the information pack and to register interest visit:

www.hmcts-court Disposals.co.uk

DISCLAIMER

Jones Lang LaSalle Limited (JLL) for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. the photographs show only parts of the property as they appeared when taken; e. reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; f. all boundaries edged in red illustrated in these particulars are for indicative purposes only.

© COPYRIGHT 2015 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.